

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: West Ballard / 19

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 761

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$180,800	\$194,800	\$375,600	\$420,300	89.4%	13.03%
2007 Value	\$198,400	\$214,900	\$413,300	\$420,300	98.3%	12.83%
Change	+\$17,600	+\$20,100	+\$37,700		+8.9%	-0.20%
% Change	+9.7%	+10.3%	+10.0%		+10.0%	-1.53%

COV* is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.20% and -1.53% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2006 Value	\$191,700	\$180,200	\$371,900
2007 Value	\$210,300	\$198,900	\$409,200
Percent Change	+9.7%	+10.4%	+10.0%

Number of one to three unit residences in the Population: 4,998

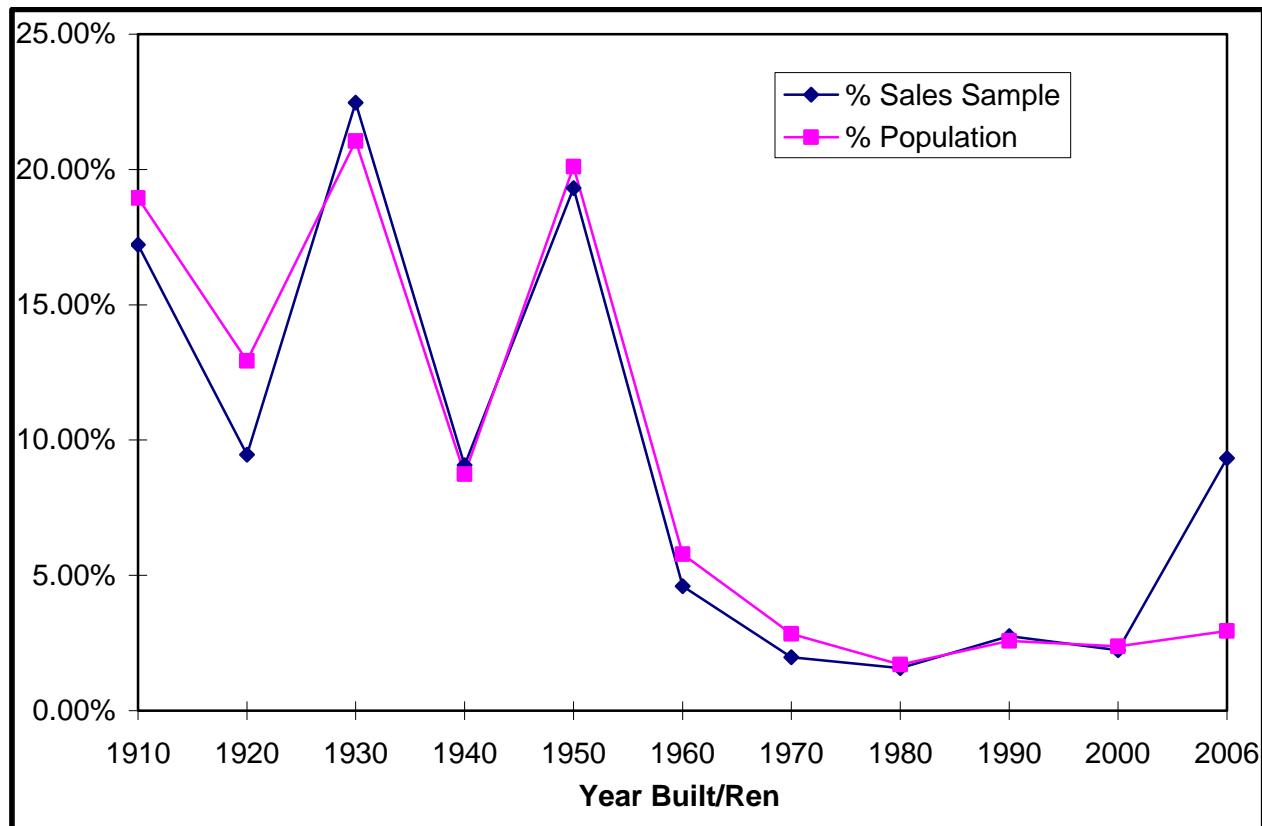
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in very good condition were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others. Homes in neighborhood 31 were at a lower assessment level and were adjusted upward more than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	131	17.21%
1920	72	9.46%
1930	171	22.47%
1940	69	9.07%
1950	147	19.32%
1960	35	4.60%
1970	15	1.97%
1980	12	1.58%
1990	21	2.76%
2000	17	2.23%
2006	71	9.33%
	761	

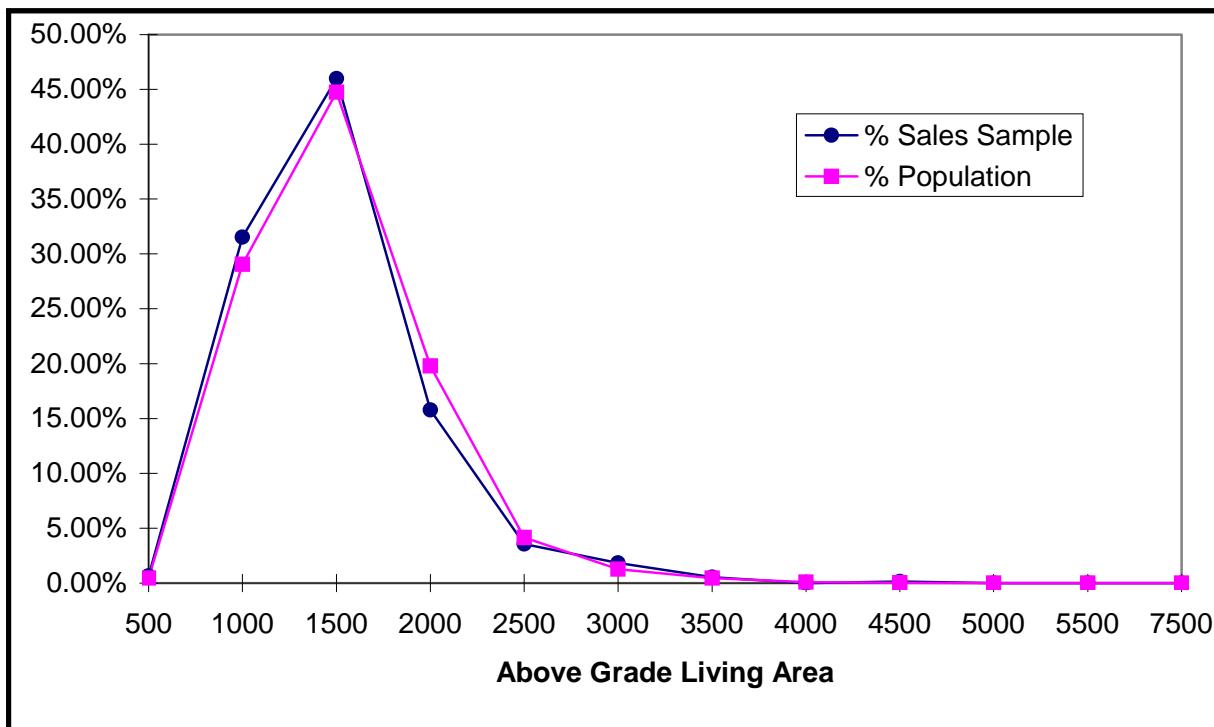
Population		
Year Built/Ren	Frequency	% Population
1910	947	18.95%
1920	646	12.93%
1930	1052	21.05%
1940	437	8.74%
1950	1005	20.11%
1960	289	5.78%
1970	142	2.84%
1980	85	1.70%
1990	129	2.58%
2000	119	2.38%
2006	147	2.94%
	4998	



Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

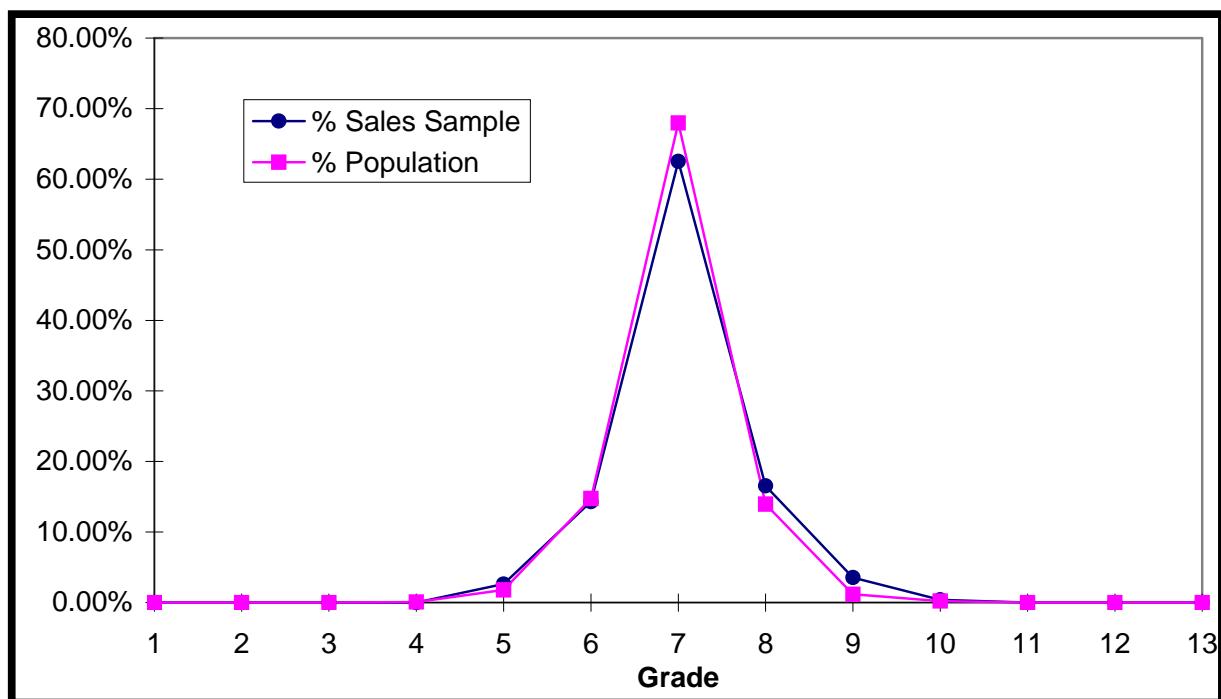
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	5	0.66%	500	22	0.44%
1000	240	31.54%	1000	1452	29.05%
1500	350	45.99%	1500	2236	44.74%
2000	120	15.77%	2000	989	19.79%
2500	27	3.55%	2500	207	4.14%
3000	14	1.84%	3000	64	1.28%
3500	4	0.53%	3500	22	0.44%
4000	0	0.00%	4000	4	0.08%
4500	1	0.13%	4500	2	0.04%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	761			4998	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

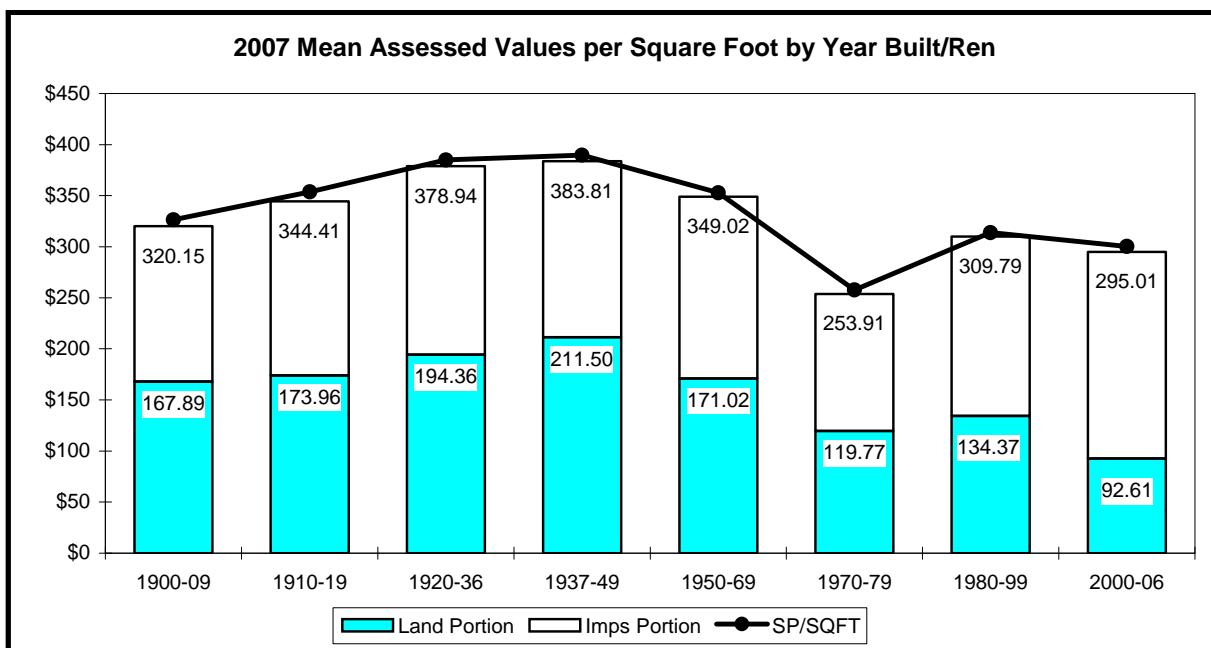
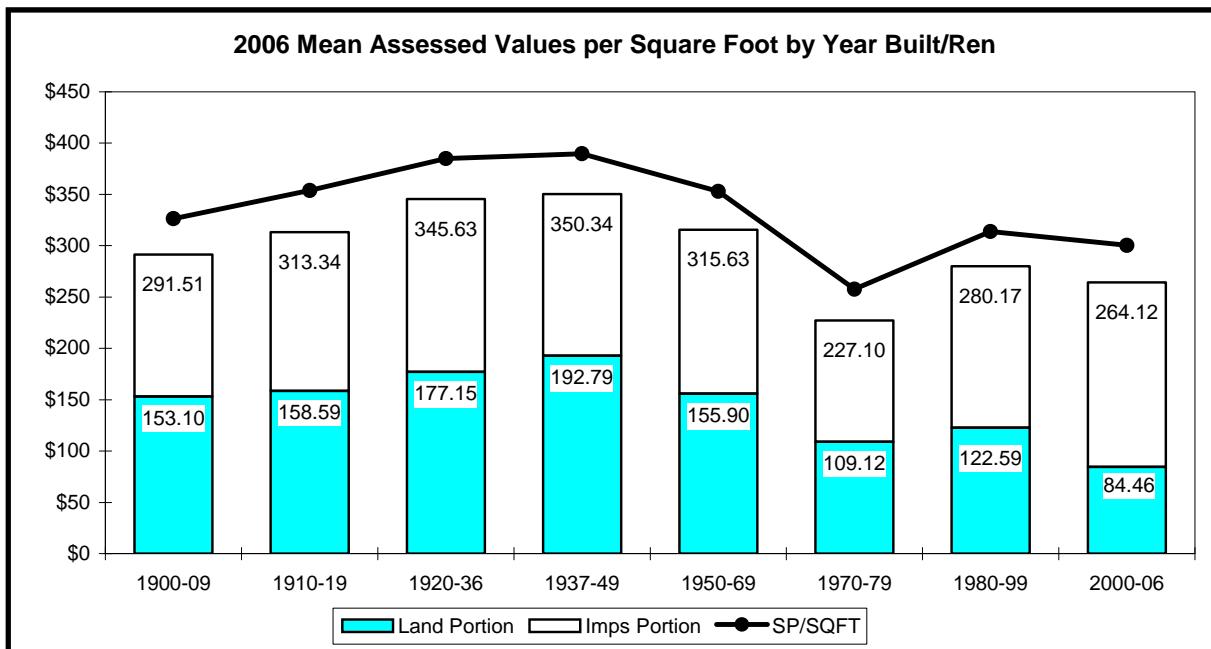
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	4	0.08%
5	20	2.63%	5	91	1.82%
6	109	14.32%	6	738	14.77%
7	476	62.55%	7	3398	67.99%
8	126	16.56%	8	698	13.97%
9	27	3.55%	9	59	1.18%
10	3	0.39%	10	10	0.20%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
761			4998		



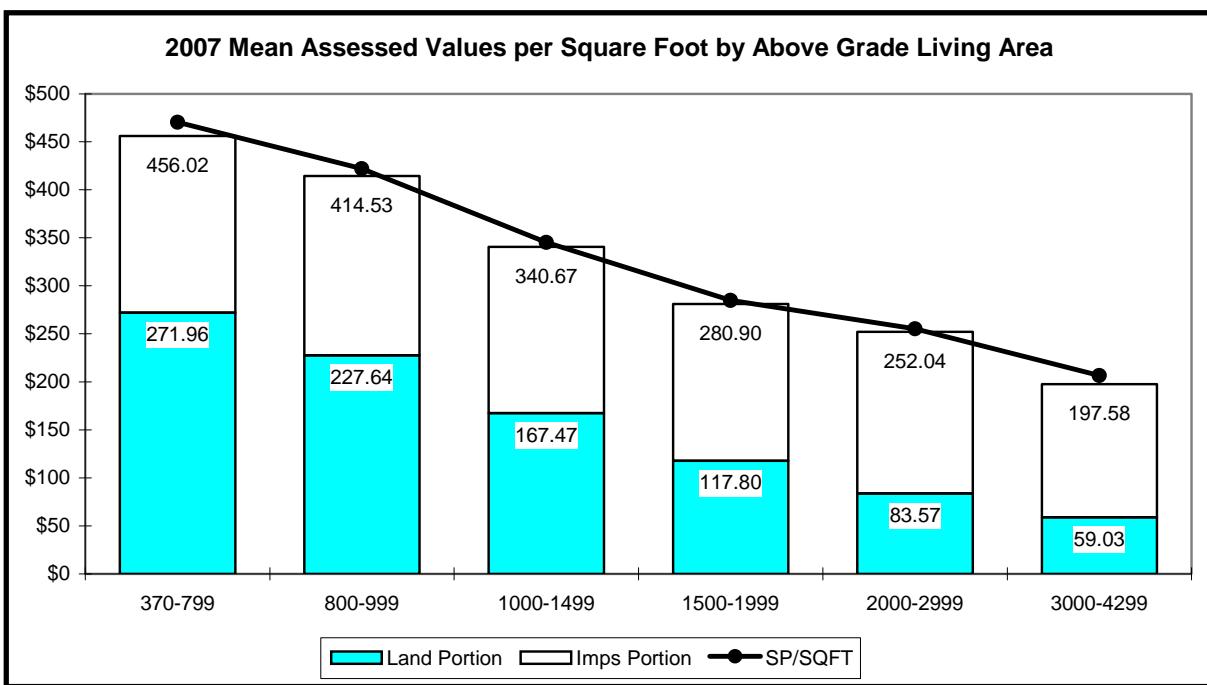
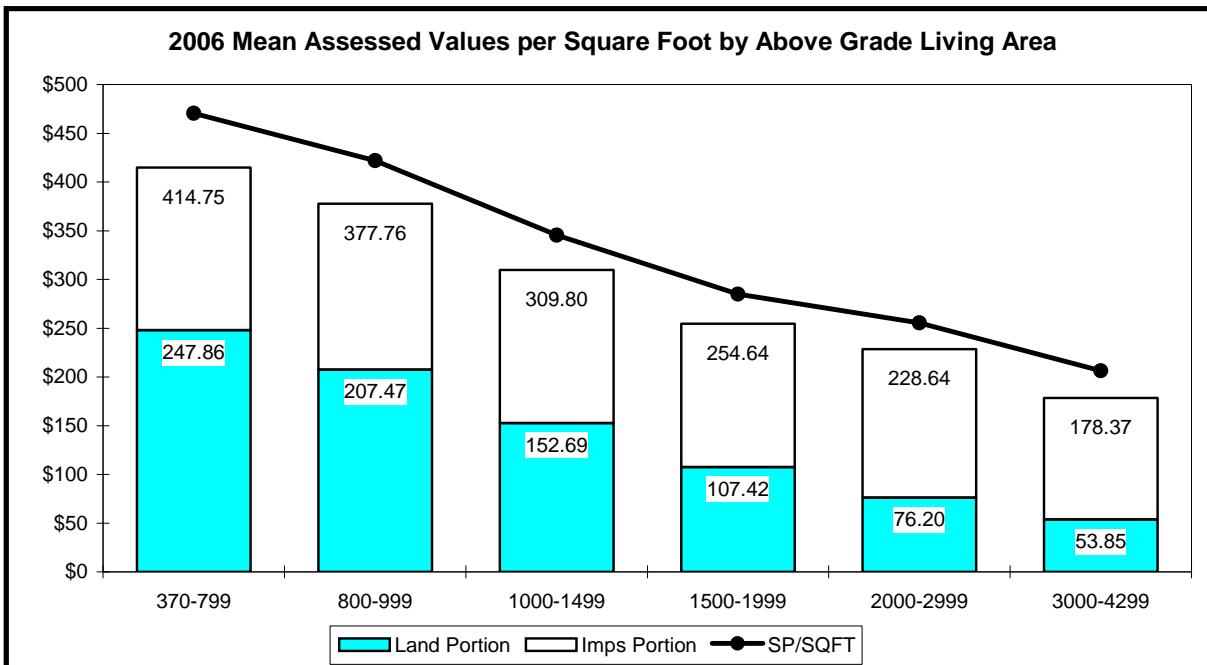
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



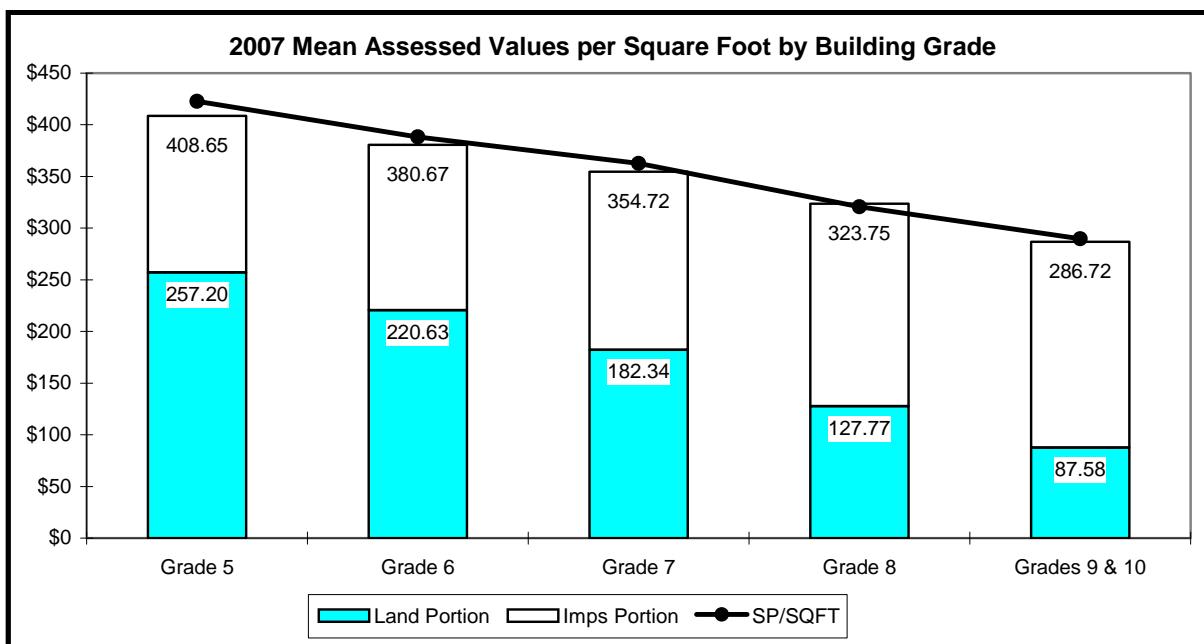
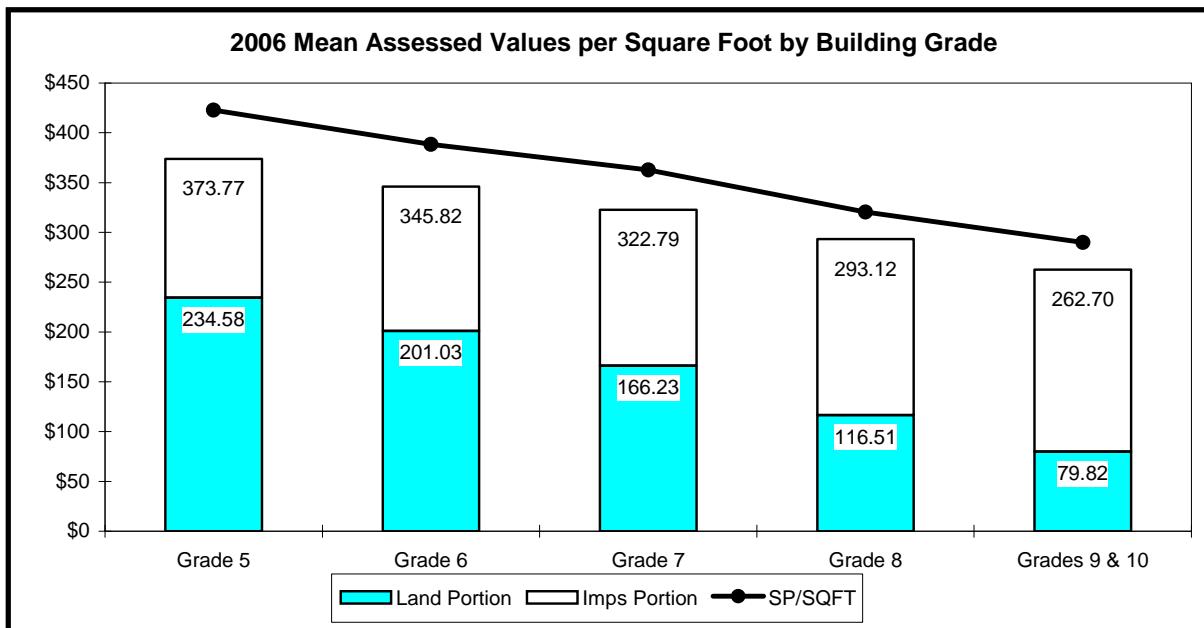
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area**

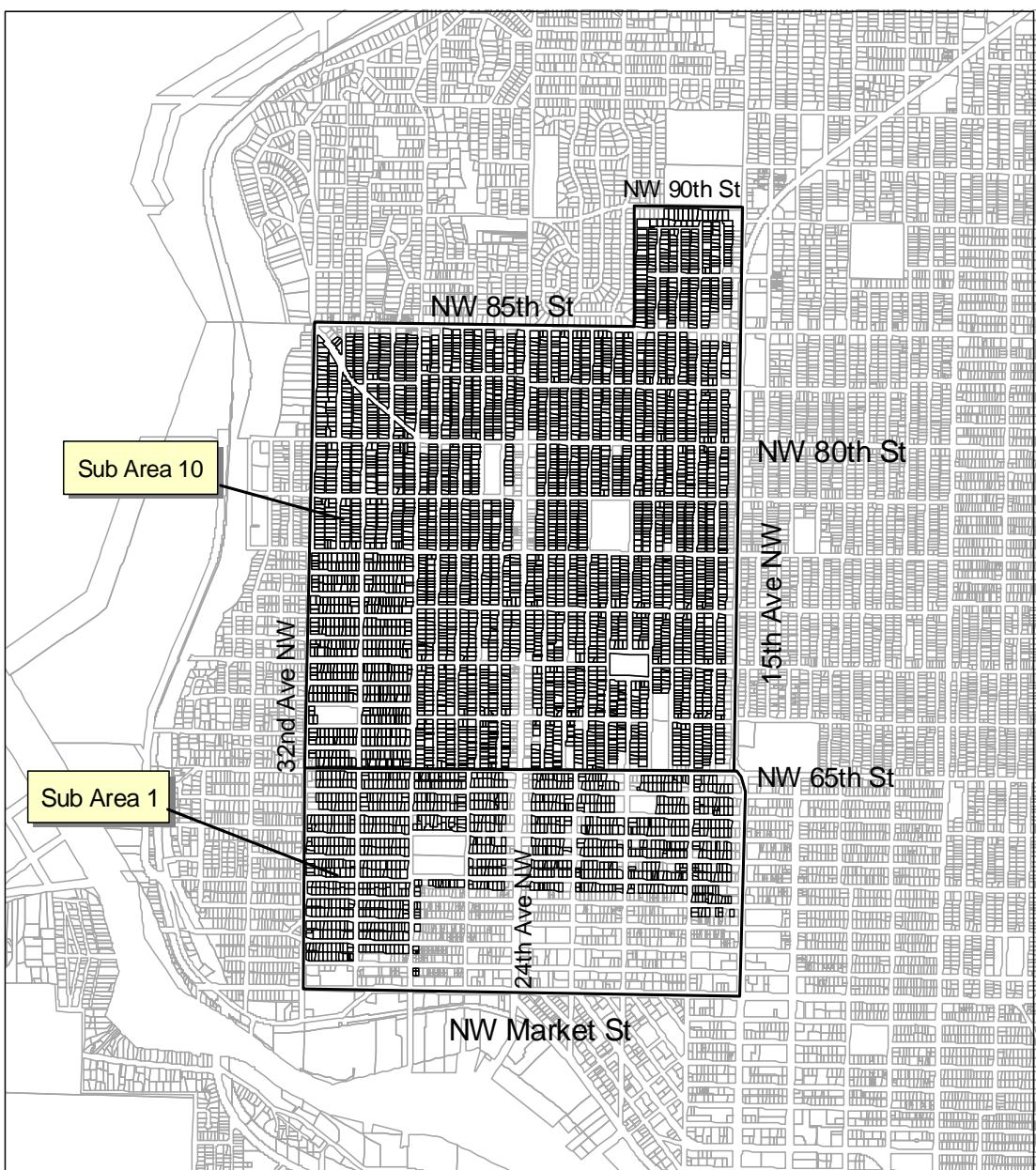


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 19 Sub Areas

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties regarding the accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained in this map. Any sale of this map or portion of this map is prohibited except by written permission of King County.

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February 22, 2007

0.08 0 0.08 0.16 0.24 0.32 Miles

Department of Assessments



King County



Area 19 Neighborhood Map

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February 22, 2007

0.09 0 0.09 0.18 0.27 0.36 Miles

Department of Assessments



King County

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 11/28/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed February 22, 2007, to test the resultant assessment level using later 2006 sales. There were 22 additional usable sales. The weighted mean ratio dropped from 0.983 to 0.980 for one to three unit residences. These changes are not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change from the improved sales sample, a market adjustment for land values was derived. The formula is:

2007 Land Value = 2006 Land Value x 1.10, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 761 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in very good condition were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others. Homes in neighborhood 31 were at a lower assessment level and were adjusted upward more than others.

The derived adjustment formula is:

$$\text{2007 Total Value} = \text{2006 Total Value} / [0.9092081 + (0.03414678 \text{ if in very good condition}) - (0.04971282 \text{ if located in neighborhood 31})]$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2007 Improvements Value} = \text{2007 Total Value} \text{ minus } \text{2007 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.10 – 2007 Land Value=New Improvement Value).
 - *If “accessory improvements only”, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.10 – 2007 Land Value=New Improvement Value).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2007 total value = 2006 total value)

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 19 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

9.99%

Very Good	Yes
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% Adjustment	-3.98%
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Neighborhood 31	Yes
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% Adjustment	6.36%
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Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home in very good condition would *approximately* receive a 6.01% upward adjustment (9.99% - 3.98%).

423 parcels are in very good condition. There are 99 sales of this type of property.

467 parcels are located in neighborhood 31. There are 98 sales of this type of property.

83% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone. There are 574 sales of this type of property.

Area 19 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.983 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	20	0.868	0.951	9.5%	0.880	1.021
6	109	0.890	0.981	10.2%	0.955	1.007
7	476	0.890	0.979	10.0%	0.967	0.991
8	126	0.906	1.002	10.5%	0.981	1.022
9	27	0.917	1.002	9.3%	0.960	1.044
10	3	0.805	0.886	10.0%	0.821	0.950
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1909	114	0.896	0.983	9.8%	0.956	1.010
1910-1919	82	0.886	0.974	9.9%	0.945	1.003
1920-1936	192	0.898	0.984	9.6%	0.966	1.003
1937-1949	194	0.900	0.987	9.6%	0.970	1.003
1950-1969	57	0.888	0.984	10.8%	0.944	1.023
1970-1979	12	0.871	0.983	12.8%	0.877	1.088
1980-1999	38	0.897	0.993	10.6%	0.958	1.028
2000-2006	72	0.882	0.981	11.3%	0.956	1.006
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	4	0.858	0.942	9.8%	0.682	1.201
Average	378	0.879	0.973	10.7%	0.960	0.986
Good	280	0.903	0.999	10.6%	0.984	1.014
Very Good	99	0.924	0.983	6.4%	0.957	1.009
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	408	0.893	0.982	10.0%	0.969	0.995
1.5	222	0.894	0.981	9.7%	0.963	0.998
2	99	0.906	1.000	10.3%	0.978	1.022
2.5	5	0.829	0.931	12.4%	0.802	1.061
3	27	0.871	0.972	11.5%	0.936	1.007

Area 19 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.983 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

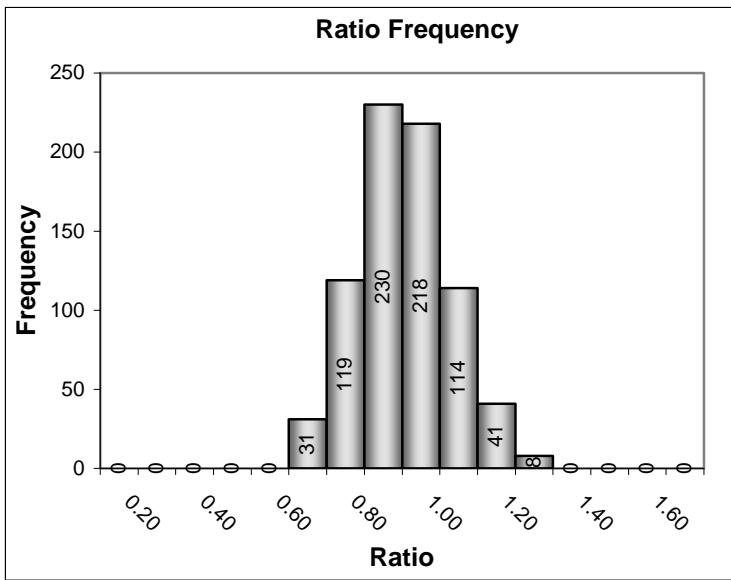
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
370-799	76	0.879	0.968	10.0%	0.935	1.000
800-999	161	0.895	0.982	9.8%	0.962	1.003
1000-1499	351	0.897	0.986	10.0%	0.973	0.999
1500-1999	125	0.893	0.986	10.4%	0.964	1.008
2000-2999	43	0.894	0.986	10.3%	0.946	1.027
3000-4299	5	0.861	0.955	10.9%	0.858	1.053
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	751	0.894	0.984	10.0%	0.975	0.993
Yes	10	0.855	0.936	9.5%	0.840	1.033
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	761	0.894	0.983	10.0%	0.974	0.992
Yes	0	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	169	0.872	0.983	12.7%	0.964	1.003
10	592	0.900	0.984	9.3%	0.973	0.994
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1-2299	36	0.881	0.990	12.3%	0.950	1.030
2300-2899	73	0.877	0.973	11.0%	0.941	1.005
2900-3499	28	0.897	0.988	10.1%	0.934	1.041
3500-4999	378	0.905	0.995	9.9%	0.983	1.008
5000-7999	243	0.884	0.970	9.6%	0.953	0.986
8000-10999	3	0.782	0.859	9.8%	0.556	1.162
Neighborhood 31	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	663	0.900	0.983	9.2%	0.973	0.993
Yes	98	0.851	0.985	15.8%	0.958	1.011

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: NW / Team - 4	Lien Date: 01/01/2006	Date of Report: 12/11/2006	Sales Dates: 1/2004 - 12/2006
Area West Ballard / 19	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 761			
Mean Assessed Value	375,600		
Mean Sales Price	420,300		
Standard Deviation AV	76,300		
Standard Deviation SP	98,316		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.907		
Median Ratio	0.900		
Weighted Mean Ratio	0.894		
UNIFORMITY			
Lowest ratio	0.616		
Highest ratio:	1.242		
Coefficient of Dispersion	10.59%		
Standard Deviation	0.118		
Coefficient of Variation	13.03%		
Price Related Differential (PRD)	1.015		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.889		
Upper limit	0.912		
95% Confidence: Mean			
Lower limit	0.899		
Upper limit	0.916		
SAMPLE SIZE EVALUATION			
N (population size)	4998		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.118		
Recommended minimum:	22		
Actual sample size:	761		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	398		
# ratios above mean:	363		
Z:	1.269		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



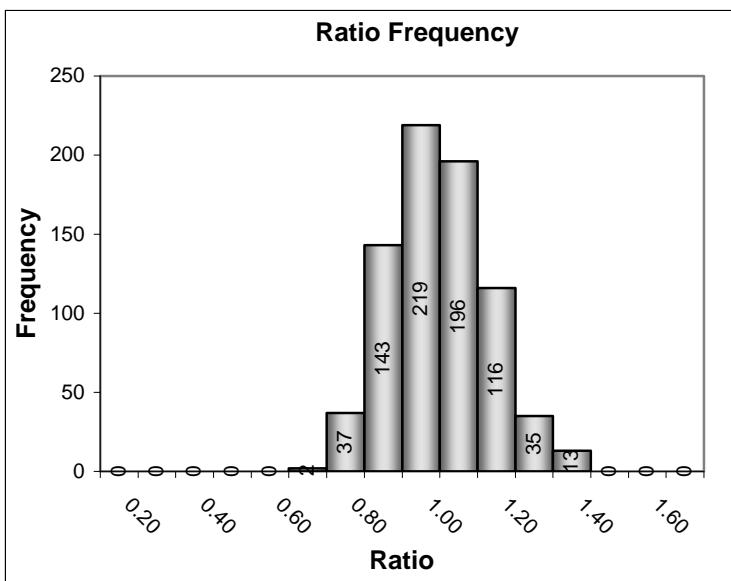
COMMENTS:

1 to 3 Unit Residences throughout area 19

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: NW / Team - 4	Lien Date: 01/01/2007	Date of Report: 12/11/2006	Sales Dates: 1/2004 - 12/2006
Area West Ballard / 19	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	761		
Mean Assessed Value	413,300		
Mean Sales Price	420,300		
Standard Deviation AV	82,434		
Standard Deviation SP	98,316		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.993		
Weighted Mean Ratio	0.983		
UNIFORMITY			
Lowest ratio	0.677		
Highest ratio:	1.363		
Coefficient of Dispersion	10.38%		
Standard Deviation	0.128		
Coefficient of Variation	12.83%		
Price Related Differential (PRD)	1.016		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.980		
Upper limit	1.003		
95% Confidence: Mean			
Lower limit	0.990		
Upper limit	1.008		
SAMPLE SIZE EVALUATION			
N (population size)	4998		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.128		
Recommended minimum:	26		
Actual sample size:	761		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	395		
# ratios above mean:	366		
Z:	1.051		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 19

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	276760	1461	6/3/04	\$230,000	430	0	5	1930	4	2430	N	N	2421 NW 64TH ST
1	276760	3026	11/11/05	\$325,000	540	0	5	1905	3	2500	N	N	2017 NW 61ST ST
1	047700	0015	8/24/04	\$215,000	720	0	5	1906	4	3417	N	N	2611 NW 60TH ST
1	276760	2456	1/6/06	\$328,500	750	0	5	1910	4	3900	N	N	6111 20TH AVE NW
1	276760	1911	5/4/06	\$250,000	760	0	6	1900	4	2500	N	N	1749 NW 63RD ST
1	276760	1911	6/22/06	\$318,500	760	0	6	1900	4	2500	N	N	1749 NW 63RD ST
1	276760	3476	2/15/06	\$320,000	780	0	6	1900	3	4200	N	N	5912 20TH AVE NW
1	424290	0035	2/23/05	\$265,000	790	0	6	1910	4	2348	N	N	2717 NW 65TH ST
1	276760	3091	5/5/06	\$370,000	830	0	6	1981	3	3000	N	N	2048 NW 60TH ST
1	276760	3885	3/24/04	\$385,000	840	840	6	1900	5	2500	N	N	2431 NW 60TH ST
1	276760	3095	7/24/06	\$379,000	900	0	6	1900	5	2200	N	N	6006 22ND AVE NW
1	276760	3260	8/1/06	\$400,000	900	0	6	1902	4	4750	N	N	1543 NW 61ST ST
1	755080	0915	7/28/04	\$285,000	1000	0	6	1910	3	4000	N	N	3007 NW 63RD ST
1	276760	0405	7/27/06	\$350,000	1070	720	6	1908	4	2527	N	N	1717 NW 65TH ST
1	755080	0090	9/7/06	\$354,050	1090	0	6	1900	2	5000	N	N	2816 NW 60TH ST
1	276760	1945	12/1/05	\$359,950	1100	0	6	1922	5	5000	N	N	1711 NW 63RD ST
1	276760	0246	10/19/04	\$295,000	1110	0	6	1904	4	3282	N	N	2113 NW 65TH ST
1	276760	0930	11/9/04	\$306,000	1170	0	6	1901	3	5000	N	N	1541 NW 64TH ST
1	276760	3096	6/21/04	\$385,000	1250	0	6	1900	4	2800	N	N	2054 NW 60TH ST
1	276760	3865	6/24/06	\$425,000	1290	0	6	1907	4	2500	N	N	5912 26TH AVE NW
1	276760	0235	8/3/06	\$429,000	1370	0	6	1900	3	3900	N	N	6414 22ND AVE NW
1	424290	0295	10/30/06	\$390,000	1460	0	6	1901	4	2249	N	N	2655 A NW 63RD ST
1	276760	1190	3/1/04	\$290,000	1540	0	6	1906	3	5000	N	N	2051 NW 64TH ST
1	276760	1145	5/5/04	\$361,000	1580	0	6	1900	4	5000	N	N	1736 NW 63RD ST
1	276760	2910	11/28/05	\$439,000	1630	0	6	1900	4	4750	N	N	2213 NW 61ST ST
1	276760	3065	3/25/05	\$365,000	1740	0	6	1900	5	5000	N	N	2024 NW 60TH ST
1	755080	1207	3/30/05	\$355,000	680	680	7	1925	4	1860	N	N	6011 30TH AVE NW
1	276760	1895	5/24/05	\$317,000	770	0	7	1953	3	3800	N	N	1763 NW 63RD ST
1	755080	0015	8/17/06	\$515,000	810	600	7	1923	4	5000	N	N	2847 NW 61ST ST
1	276760	1345	8/9/06	\$450,000	860	0	7	1927	3	5000	N	N	2221 NW 64TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	117500	1150	8/16/04	\$415,000	860	200	7	1946	5	4850	N	N	2812 NW 58TH ST
1	276760	3320	6/20/05	\$365,500	870	0	7	1945	4	4750	N	N	1518 NW 60TH ST
1	276760	0590	4/17/06	\$380,000	910	0	7	1904	3	5000	N	N	1536 NW 64TH ST
1	117500	1056	10/26/06	\$529,500	910	0	7	1922	4	2903	N	N	2841 NW 60TH ST
1	276760	1950	11/21/05	\$420,000	910	0	7	1924	4	5000	N	N	1707 NW 63RD ST
1	276760	3455	1/10/05	\$420,000	970	750	7	1926	5	3772	N	N	1542 NW 59TH ST
1	276760	3180	10/18/04	\$305,500	1000	200	7	1924	5	2320	N	N	1708 NW 60TH ST
1	276760	1800	8/24/05	\$406,000	1000	800	7	1930	3	5000	N	N	2025 NW 63RD ST
1	276760	3190	9/12/05	\$330,000	1020	0	7	1900	5	4750	N	N	1716 NW 60TH ST
1	276760	0136	4/15/04	\$282,000	1020	150	7	1922	5	2703	N	N	2319 NW 65TH ST
1	276760	0370	9/27/06	\$450,000	1030	990	7	1927	5	4700	N	N	1825 NW 65TH ST
1	117500	0061	4/27/04	\$390,000	1040	0	7	1945	4	3764	N	N	3024 NW 59TH ST
1	117500	0061	11/15/06	\$505,500	1040	0	7	1945	4	3764	N	N	3024 NW 59TH ST
1	117500	0090	9/6/06	\$400,000	1050	0	7	1904	4	5156	N	N	3004 NW 59TH ST
1	276760	0400	5/23/06	\$380,000	1060	830	7	1910	4	4548	N	N	1723 NW 65TH ST
1	276760	0420	8/26/04	\$304,950	1060	300	7	1916	4	3619	N	N	1701 NW 65TH ST
1	117500	0025	8/15/06	\$450,000	1080	0	7	1927	4	3750	N	N	3048 NW 59TH ST
1	276760	0150	7/11/05	\$400,000	1080	270	7	2005	3	2053	N	N	2309 NW 65TH ST
1	276760	0151	7/15/05	\$408,500	1080	270	7	2005	3	2065	N	N	2309 NW 65TH ST
1	755080	0825	5/5/04	\$355,000	1100	220	7	1946	3	5000	N	N	3022 NW 63RD ST
1	117500	0285	12/20/05	\$405,000	1120	660	7	1906	4	6596	N	N	3055 NW 58TH ST
1	117500	0530	10/13/06	\$485,000	1120	0	7	1936	4	4850	N	N	2853 NW 57TH ST
1	276760	2036	7/23/04	\$319,500	1130	0	7	1910	4	3900	N	N	6216 17TH AVE NW
1	755080	0520	11/18/04	\$342,990	1130	300	7	1945	3	4648	N	N	2855 NW 65TH ST
1	755080	1215	4/8/05	\$428,000	1140	350	7	1945	4	5000	N	N	6003 30TH AVE NW
1	755080	0095	10/7/04	\$315,000	1150	0	7	1900	4	5000	N	N	2822 NW 60TH ST
1	276760	1795	1/23/04	\$373,000	1150	790	7	1946	3	5000	N	N	2029 NW 63RD ST
1	276760	3355	6/28/05	\$368,000	1170	0	7	1945	4	3510	N	N	6006 17TH AVE NW
1	276760	2055	12/5/05	\$379,950	1180	0	7	1980	4	5000	N	N	1533 NW 63RD ST
1	117500	0770	3/22/06	\$465,000	1190	0	7	1918	4	3783	N	N	3052 NW 56TH ST
1	276760	3230	6/1/05	\$350,000	1200	0	7	1912	4	4750	N	N	1756 NW 60TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	117500	0690	8/14/05	\$451,000	1220	340	7	1918	4	4850	Y	N	3031 NW 57TH ST
1	117500	0130	10/28/05	\$449,950	1260	700	7	1922	4	3741	Y	N	2844 NW 59TH ST
1	276760	3490	10/25/05	\$450,000	1270	0	7	1915	4	5000	N	N	1757 NW 60TH ST
1	755080	0705	8/16/05	\$471,250	1280	170	7	1930	4	5000	N	N	3038 NW 64TH ST
1	117500	0059	7/6/06	\$447,500	1280	0	7	1945	3	3764	N	N	3023 NW 60TH ST
1	276760	2475	1/19/06	\$385,750	1290	0	7	1944	3	5000	N	N	2008 NW 61ST ST
1	276760	0510	11/19/04	\$284,000	1290	0	7	1945	3	5335	N	N	1603 NW 65TH ST
1	424290	0009	1/12/06	\$415,000	1290	480	7	1996	3	2014	N	N	2761 NW 65TH ST
1	047700	0040	4/18/05	\$430,500	1300	150	7	1900	4	3795	N	N	2641 NW 60TH ST
1	276760	2906	4/29/04	\$333,000	1300	0	7	1990	3	2374	N	N	2219 NW 61ST ST
1	424290	0020	4/9/04	\$273,500	1300	0	7	1995	3	2260	N	N	2755 NW 65TH ST
1	424290	0021	8/22/05	\$362,000	1300	0	7	1995	3	2261	N	N	2757 NW 65TH ST
1	755080	0320	11/8/04	\$373,500	1330	680	7	1905	5	5000	N	N	2800 NW 62ND ST
1	755080	0320	2/22/06	\$451,000	1330	680	7	1905	5	5000	N	N	2800 NW 62ND ST
1	276760	3755	5/20/05	\$430,000	1350	0	7	1910	3	4700	N	N	2247 NW 60TH ST
1	276760	3365	4/28/05	\$415,000	1360	0	7	1928	4	3772	N	N	1547 NW 60TH ST
1	276760	1805	12/29/04	\$290,000	1370	0	7	1905	3	5000	N	N	2019 NW 63RD ST
1	755080	0625	12/20/05	\$370,000	1370	0	7	1908	4	4850	N	N	3043 NW 65TH ST
1	424290	0170	12/20/05	\$370,000	1370	0	7	1993	3	2350	N	N	2649 NW 64TH ST
1	424290	0171	6/13/06	\$385,000	1370	0	7	1993	3	2350	N	N	2647 NW 64TH ST
1	276760	2900	4/13/06	\$525,000	1380	680	7	1917	4	4750	N	N	2223 NW 61ST ST
1	276760	3465	10/10/05	\$445,000	1380	0	7	1926	4	3772	N	N	1550 NW 59TH ST
1	117500	0780	5/16/06	\$411,000	1400	800	7	1918	5	3783	N	N	3056 NW 56TH ST
1	276760	1691	7/2/04	\$406,000	1430	480	7	2004	3	2151	N	N	2219 NW 63RD ST
1	755080	0975	11/13/06	\$508,500	1440	0	7	1907	4	5000	N	N	3036 NW 62ND ST
1	276760	3215	4/28/04	\$315,000	1450	0	7	2003	3	2400	N	N	1740 NW 60TH ST
1	755130	0020	6/27/05	\$362,500	1470	1150	7	1913	4	3699	N	N	2809 NW 65TH ST
1	276760	0320	8/1/06	\$554,000	1480	840	7	1926	4	2846	N	N	2030 NW 64TH ST
1	755080	0110	3/6/06	\$430,000	1490	0	7	1900	5	5000	N	N	2832 NW 60TH ST
1	276760	0445	3/24/04	\$325,000	1500	0	7	1952	3	4999	N	N	1720 NW 64TH ST
1	276760	1507	8/11/06	\$570,000	1500	570	7	2001	3	2732	N	N	2420 NW 63RD ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	276760	2330	5/6/05	\$409,950	1520	0	7	1904	4	4650	N	N	1702 NW 61ST ST
1	276760	1031	12/16/04	\$400,000	1530	0	7	1908	4	3900	N	N	6308 17TH AVE NW
1	276760	2510	6/8/05	\$478,000	1530	0	7	1917	4	5000	N	N	2042 NW 61ST ST
1	755080	1190	5/8/06	\$557,000	1530	0	7	1931	5	5000	N	N	3021 NW 61ST ST
1	755080	0135	5/25/06	\$387,000	1570	0	7	1960	3	5000	N	N	2856 NW 60TH ST
1	047700	0025	6/22/06	\$371,000	1600	150	7	1977	3	2487	N	N	2629 NW 60TH ST
1	755080	1245	1/10/06	\$499,000	1650	0	7	1908	4	5000	N	N	3026 NW 60TH ST
1	276760	2400	7/19/04	\$421,000	1660	0	7	1920	4	3162	N	N	1770 NW 61ST ST
1	276760	2285	3/2/05	\$363,500	1700	0	7	1906	3	4650	N	N	1743 NW 62ND ST
1	276760	2986	8/23/06	\$500,000	1730	540	7	1910	3	4150	N	N	2049 NW 61ST ST
1	276760	3285	2/20/06	\$431,000	1750	0	7	1977	3	4750	N	N	1517 NW 61ST ST
1	117500	0210	10/5/05	\$521,000	1900	200	7	1905	4	4850	N	N	3027 NW 59TH ST
1	276760	1405	9/12/05	\$475,000	1930	0	7	1913	4	5000	N	N	2236 NW 63RD ST
1	276760	3290	6/28/05	\$385,000	1940	0	7	1902	4	4750	N	N	1515 NW 61ST ST
1	276760	2995	5/13/05	\$412,200	1960	0	7	1900	4	5000	N	N	2045 NW 61ST ST
1	276760	2875	8/2/05	\$526,500	1980	0	7	1901	4	4750	N	N	2249 NW 61ST ST
1	276760	0236	9/20/05	\$489,000	1980	0	7	1979	3	4734	N	N	6416 22ND AVE NW
1	276760	3495	5/18/05	\$479,900	1990	0	7	1918	4	5000	N	N	1751 NW 60TH ST
1	276760	3055	3/29/06	\$515,000	2000	0	7	1900	5	5000	N	N	2014 NW 60TH ST
1	117500	1165	10/25/06	\$650,000	2040	0	7	1904	4	4850	N	N	2828 NW 58TH ST
1	276760	3330	4/11/05	\$501,000	2160	0	7	1909	4	4750	N	N	1526 NW 60TH ST
1	276760	0500	2/27/06	\$490,600	2230	1010	7	1903	5	3822	N	N	6416 17TH AVE NW
1	276760	3135	8/10/04	\$380,000	2570	0	7	1975	3	4750	N	N	1737 NW 61ST ST
1	276760	1296	6/13/05	\$530,000	2800	0	7	1975	3	3750	N	N	6302 22ND AVE NW
1	276760	0404	5/23/06	\$325,000	980	0	8	2006	3	1151	N	N	1719 B NW 65TH ST
1	276760	0403	5/17/06	\$325,000	980	0	8	2006	3	1343	N	N	1719 A NW 65TH ST
1	276760	1667	8/23/04	\$375,000	1030	280	8	2004	3	2500	N	N	2243 A NW 63RD ST
1	276760	1667	7/27/04	\$378,000	1030	280	8	2004	3	2500	N	N	2243 A NW 63RD ST
1	867340	0061	3/24/06	\$349,950	1070	0	8	2005	3	877	N	N	5614 28TH AVE NW
1	867340	0062	3/26/06	\$359,950	1070	0	8	2005	3	1089	N	N	5616 28TH AVE NW
1	867340	0059	3/21/06	\$379,900	1070	0	8	2005	3	1190	N	N	5612 28TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	755080	0100	12/6/05	\$475,000	1210	710	8	1989	3	5000	N	N	2824 NW 60TH ST
1	755130	0041	1/8/04	\$399,000	1240	680	8	1958	5	5000	N	N	2816 NW 64TH ST
1	276760	3167	6/28/04	\$405,000	1240	370	8	2004	3	2080	N	N	1707 NW 61ST ST
1	276760	3167	7/12/06	\$529,950	1240	370	8	2004	3	2080	N	N	1707 NW 61ST ST
1	276760	1007	1/13/06	\$399,500	1250	0	8	2005	3	1495	N	N	1528 NW 63RD ST
1	276760	1006	1/24/06	\$389,000	1250	0	8	2005	3	1606	N	N	1526 NW 63RD ST
1	276760	1008	1/26/06	\$399,500	1250	0	8	2005	3	1763	N	N	1530 NW 63RD ST
1	276760	1005	1/4/06	\$402,000	1250	0	8	2005	3	1768	N	N	1532 NE 63RD ST
1	276760	2630	7/11/06	\$495,000	1290	0	8	1929	3	3500	N	N	2246 NW 61ST ST
1	424290	0036	1/20/05	\$389,400	1390	0	8	2004	3	2176	N	N	2719 NW 65TH ST
1	755080	1130	6/21/04	\$434,000	1420	750	8	1905	5	5000	N	N	3046 NW 61ST ST
1	755080	0770	3/18/04	\$359,000	1460	500	8	1965	3	5000	N	N	3031 NW 64TH ST
1	755080	0260	6/24/05	\$490,000	1470	0	8	1951	4	5000	N	N	2857 NW 63RD ST
1	755080	1000	9/27/04	\$443,950	1490	0	8	1911	5	3250	N	N	6202 32ND AVE NW
1	276760	1375	10/11/05	\$460,000	1500	0	8	2002	3	2500	N	N	2206 NW 63RD ST
1	867340	0193	11/15/04	\$363,231	1500	0	8	2004	3	1527	N	N	5514 28TH AVE NW
1	276760	3251	11/16/06	\$444,000	1550	0	8	2003	3	1688	N	N	1551 NW 61ST ST
1	867340	0191	11/15/04	\$354,950	1630	0	8	2004	3	1574	N	N	5516 28TH AVE NW
1	867340	0190	11/15/04	\$366,842	1630	0	8	2004	3	1587	N	N	5518 28TH AVE NW
1	117500	0655	6/30/05	\$449,900	1640	0	8	1910	5	4268	Y	N	3055 NW 57TH ST
1	276760	1891	7/7/05	\$450,000	1640	0	8	1953	3	4800	N	N	6210 20TH AVE NW
1	867340	0192	11/12/04	\$355,403	1650	0	8	2004	3	1533	Y	N	5512 28TH AVE NW
1	117500	0265	3/10/04	\$473,950	1700	0	8	1904	5	4850	N	N	3040 NW 58TH ST
1	755080	0165	8/23/04	\$434,500	1710	0	8	1906	5	5000	N	N	2835 NW 62ND ST
1	276760	3182	2/24/05	\$389,995	1710	0	8	1998	3	2435	N	N	1706 NW 60TH ST
1	867340	0060	3/17/06	\$549,950	1750	1060	8	2006	3	3422	N	N	2659 NW 57TH ST
1	276760	0455	3/24/04	\$530,000	1760	1180	8	1968	3	4999	N	N	1730 NW 64TH ST
1	276760	2890	5/13/04	\$369,000	1760	0	8	1998	3	2375	N	N	2235 NW 61ST ST
1	276760	2105	6/10/04	\$495,000	1770	890	8	1963	3	5000	N	N	1516 NW 62ND ST
1	276760	2105	7/27/05	\$634,500	1770	890	8	1963	3	5000	N	N	1516 NW 62ND ST
1	276760	1075	8/3/06	\$684,000	1780	950	8	1965	3	5000	N	N	1731 NW 64TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	276760	2040	4/26/04	\$530,000	1840	860	8	1959	3	5000	N	N	1547 NW 63RD ST
1	276760	2225	8/23/04	\$559,000	1870	890	8	1965	3	4750	N	N	1526 NW 61ST ST
1	276760	3130	2/13/04	\$470,000	1910	0	8	1903	4	4750	N	N	1743 NW 61ST ST
1	276760	4503	9/21/05	\$500,000	1970	0	8	2005	3	2076	N	N	1521 NW 59TH ST
1	276760	2170	1/9/06	\$484,960	1980	0	8	2006	3	2375	N	N	1529 NW 62ND ST
1	276760	2168	1/5/06	\$484,940	2050	0	8	2006	3	2375	N	N	1527 NW 62ND ST
1	276760	4505	9/21/05	\$500,000	2080	0	8	2005	3	2423	N	N	1523 NW 59TH ST
1	276760	1830	4/28/05	\$660,000	4240	0	8	1972	3	6400	N	N	6201 20TH AVE NW
1	117500	1095	9/9/04	\$562,500	1690	0	9	1907	5	4850	N	N	2835 NW 59TH ST
1	755080	0670	11/10/04	\$585,000	1880	0	9	2000	3	5000	N	N	3000 NW 64TH ST
1	117500	0725	7/20/06	\$625,000	1900	0	9	2005	3	2613	Y	N	5605 30TH AVE NW
1	117500	0723	7/20/06	\$600,000	1910	0	9	2005	3	2198	Y	N	3004 NE 56TH ST
1	117500	0295	6/21/04	\$575,000	1980	0	9	1908	5	4850	N	N	3045 NW 58TH ST
1	276760	2356	12/5/05	\$562,500	2140	0	9	2005	3	2278	N	N	1726 NW 61ST ST
1	755080	0365	11/24/04	\$665,000	2760	0	9	2004	3	5000	Y	N	2846 NW 62ND ST
10	285610	1479	10/15/04	\$185,000	370	0	5	1923	5	1801	N	N	2508 NW 67TH ST
10	285610	1479	11/3/05	\$223,500	370	0	5	1923	5	1801	N	N	2508 NW 67TH ST
10	330070	1015	9/29/04	\$226,500	480	0	5	1924	3	4000	N	N	8548 17TH AVE NW
10	330070	0405	9/19/05	\$264,900	540	0	5	1942	4	4000	N	N	8738 18TH AVE NW
10	285610	0180	7/12/04	\$235,000	610	0	5	1900	4	2550	N	N	6528 25TH AVE NW
10	813270	0065	6/12/06	\$270,000	660	0	5	1929	2	4850	N	N	8022 LOYAL WAY NW
10	330070	1260	5/12/05	\$311,000	700	0	5	1918	4	4000	N	N	8517 17TH AVE NW
10	751850	3880	3/14/05	\$267,500	740	0	5	1900	3	5100	N	N	6559 19TH AVE NW
10	285610	1855	4/14/06	\$376,000	770	0	5	1908	5	5100	N	N	6730 27TH AVE NW
10	285610	0435	4/27/06	\$280,000	770	0	5	1909	4	2550	N	N	6530 26TH AVE NW
10	444380	0950	3/24/04	\$287,000	820	0	5	1907	5	3880	N	N	8002 27TH AVE NW
10	916510	0055	8/5/04	\$300,000	820	0	5	1913	4	4360	N	N	7340 27TH AVE NW
10	916510	0055	11/4/05	\$325,000	820	0	5	1913	4	4360	N	N	7340 27TH AVE NW
10	285610	0440	8/23/06	\$379,000	940	0	5	1902	4	2550	N	N	6528 26TH AVE NW
10	285610	0591	12/9/05	\$275,000	1090	0	5	1900	4	3825	N	N	6547 26TH AVE NW
10	330070	0360	6/13/06	\$380,000	1280	0	5	1940	4	4000	N	N	1807 NW 89TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	285610	0615	12/7/04	\$229,950	500	0	6	1954	4	2550	N	N	6531 26TH AVE NW
10	330070	1195	2/2/06	\$340,000	510	0	6	1929	3	4000	N	N	8530 18TH AVE NW
10	330070	0333	4/27/05	\$310,000	520	0	6	1941	3	6000	N	N	8731 18TH AVE NW
10	751850	7481	11/2/06	\$328,000	580	0	6	1949	3	3380	N	N	2302 NW 67TH ST
10	123200	1885	5/24/06	\$375,000	590	310	6	1927	4	3840	N	N	7540 20TH AVE NW
10	330070	1020	3/14/05	\$325,000	640	0	6	1921	3	4000	N	N	8546 17TH AVE NW
10	330070	1350	6/20/06	\$360,500	640	400	6	1930	3	4000	N	N	8534 19TH AVE NW
10	123200	1870	9/22/04	\$229,500	640	0	6	1943	3	3840	N	N	7552 20TH AVE NW
10	123200	1870	4/25/06	\$302,000	640	0	6	1943	3	3840	N	N	7552 20TH AVE NW
10	123200	0080	7/27/06	\$325,950	680	120	6	1924	2	2400	N	N	7720 20TH AVE NW
10	444980	0315	5/12/04	\$301,000	690	570	6	1925	3	3960	N	N	8330 27TH AVE NW
10	444980	0315	10/13/06	\$410,000	690	570	6	1925	3	3960	N	N	8330 27TH AVE NW
10	287210	1201	1/27/06	\$350,000	700	400	6	1912	4	2500	N	N	2857 NW 73RD ST
10	123200	1840	6/15/05	\$306,000	700	0	6	1918	3	3840	N	N	7541 18TH AVE NW
10	330070	0570	4/19/05	\$280,000	700	0	6	1924	3	4000	N	N	8726 17TH AVE NW
10	751850	7410	2/13/04	\$226,000	710	0	6	1947	3	2100	N	N	2315 NW 67TH ST
10	751850	7647	9/23/04	\$351,600	730	600	6	1909	4	3075	N	N	2311 NW 70TH ST
10	287210	0675	11/10/06	\$512,500	730	0	6	1918	4	5000	N	N	7316 30TH AVE NW
10	330070	1205	9/27/04	\$250,000	730	0	6	1925	3	4000	N	N	8526 18TH AVE NW
10	054600	0510	9/8/06	\$353,500	730	0	6	1925	4	4005	N	N	8315 17TH AVE NW
10	330070	0610	11/3/06	\$325,000	730	120	6	1926	3	3780	N	N	1616 NW 87TH ST
10	602150	3815	5/30/06	\$385,000	730	290	6	1926	4	4000	N	N	7506 JONES AVE NW
10	330070	0285	8/23/05	\$334,500	730	730	6	1940	3	4000	N	N	8712 19TH AVE NW
10	285610	1415	11/5/04	\$289,000	740	0	6	1902	5	3900	N	N	2416 NW 67TH ST
10	369390	1550	5/19/06	\$369,950	740	0	6	1905	3	5000	N	N	2848 NW 66TH ST
10	444380	0980	3/25/04	\$321,000	740	0	6	1922	4	3880	N	N	8024 27TH AVE NW
10	330070	1440	3/11/04	\$262,000	740	0	6	1925	3	4000	N	N	8533 18TH AVE NW
10	330070	0680	2/24/05	\$280,000	740	740	6	1925	3	6000	N	N	8749 16TH AVE NW
10	444280	0045	4/20/04	\$300,000	760	110	6	1918	4	5000	N	N	8331 28TH AVE NW
10	285610	2270	5/24/04	\$295,000	760	200	6	1920	4	5100	N	N	6733 EARL AVE NW
10	285610	2270	5/15/06	\$410,000	760	200	6	1920	4	5100	N	N	6733 EARL AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	444380	1665	6/21/06	\$250,000	760	180	6	1924	2	3880	N	N	8045 25TH AVE NW
10	916510	0130	11/3/05	\$350,000	760	420	6	1928	4	4080	N	N	7341 27TH AVE NW
10	330070	1200	9/23/04	\$290,500	760	900	6	1929	4	4000	N	N	8528 18TH AVE NW
10	751850	3805	5/12/04	\$263,000	760	0	6	1947	3	4284	N	N	6546 20TH AVE NW
10	751850	3795	11/17/06	\$380,000	760	0	6	1947	4	4284	N	N	6542 20TH AVE NW
10	330070	1060	8/29/06	\$390,000	770	0	6	1926	3	6200	N	N	8518 17TH AVE NW
10	444980	0415	12/20/05	\$353,000	780	0	6	1925	3	3960	N	N	8341 26TH AVE NW
10	123200	1855	11/12/04	\$327,000	800	360	6	1918	4	3840	N	N	7555 18TH AVE NW
10	444380	0940	9/13/06	\$386,000	800	0	6	1918	4	3880	N	N	8005 27TH AVE NW
10	330070	0320	1/2/04	\$282,200	810	810	6	1912	4	4000	N	N	8715 18TH AVE NW
10	751850	4396	10/20/06	\$398,000	810	300	6	1928	4	2800	N	N	1911 NW 75TH ST
10	751850	3035	6/13/06	\$340,000	820	300	6	1923	4	5100	N	N	7311 18TH AVE NW
10	916510	0105	5/4/06	\$440,000	820	0	6	1925	4	4080	N	N	7321 27TH AVE NW
10	751850	8235	2/20/04	\$265,000	830	230	6	1909	4	3825	N	N	7346 24TH AVE NW
10	330070	0325	4/27/05	\$295,000	830	0	6	1936	3	4000	N	N	8717 18TH AVE NW
10	285610	0240	8/5/05	\$295,000	840	0	6	1900	5	2550	N	N	6525 25TH AVE NW
10	330070	1115	5/14/04	\$297,000	860	0	6	1942	4	4000	N	N	8527 16TH AVE NW
10	751850	3380	4/20/05	\$268,000	870	60	6	1905	4	3570	N	N	6730 19TH AVE NW
10	330070	1165	5/10/04	\$293,500	880	0	6	1925	4	4000	N	N	8552 18TH AVE NW
10	330070	0635	1/23/06	\$331,500	880	100	6	1926	4	4000	N	N	8717 16TH AVE NW
10	330070	0575	9/13/05	\$385,000	880	880	6	1937	5	4000	N	N	8722 17TH AVE NW
10	022503	9136	4/19/04	\$331,000	880	0	6	1943	4	5757	N	N	7556 29TH AVE NW
10	330070	0014	8/12/04	\$300,000	880	0	6	1947	3	9100	N	N	8748 20TH AVE NW
10	330070	0430	7/11/05	\$351,000	890	0	6	1921	4	4000	N	N	8716 18TH AVE NW
10	330070	1170	11/9/06	\$333,000	900	0	6	1925	3	4000	N	N	8548 18TH AVE NW
10	369390	1510	9/9/05	\$400,000	910	400	6	1910	4	5000	N	N	2838 NW 66TH ST
10	285610	0365	8/9/05	\$349,950	920	0	6	1988	3	3060	N	N	6533 25TH AVE NW
10	330070	0420	6/23/05	\$301,000	930	0	6	1942	4	4000	N	N	8724 18TH AVE NW
10	444980	0204	10/19/05	\$370,200	940	0	6	1925	4	5940	N	N	8310 EARL AVE NW
10	285610	1900	6/15/04	\$329,950	940	220	6	1931	3	3060	N	N	6708 27TH AVE NW
10	123200	1685	7/17/06	\$402,000	960	0	6	1918	3	3840	N	N	7551 17TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	369390	0445	2/1/06	\$471,000	970	910	6	1933	4	5000	N	N	2830 NW 69TH ST
10	751850	2960	6/16/05	\$352,500	980	0	6	1907	4	5100	N	N	7335 18TH AVE NW
10	369390	0455	7/25/05	\$450,000	1020	0	6	1901	5	5000	N	N	2832 NW 69TH ST
10	285610	2041	9/12/05	\$375,000	1050	0	6	1929	4	3550	N	N	6758 EARL AVE NW
10	444380	0105	3/22/04	\$300,000	1050	0	6	1951	3	3880	N	N	8041 EARL AVE NW
10	444280	0140	7/7/05	\$318,000	1080	0	6	1921	3	5000	N	N	8346 29TH AVE NW
10	287210	0385	4/21/05	\$347,000	1080	0	6	1923	5	5000	N	N	2822 NW 74TH ST
10	916410	0120	3/24/06	\$390,950	1090	0	6	1902	4	4750	N	N	7333 25TH AVE NW
10	369390	2120	5/26/06	\$435,000	1090	400	6	1909	3	5000	N	N	2849 NW 66TH ST
10	285610	2280	1/10/06	\$439,950	1100	300	6	1904	4	3825	N	N	2763 NW 70TH ST
10	751850	8931	8/24/04	\$319,000	1100	0	6	1905	4	5100	N	N	6513 JONES AVE NW
10	751850	8931	8/17/06	\$429,450	1100	0	6	1905	4	5100	N	N	6513 JONES AVE NW
10	287210	2361	11/30/04	\$355,000	1160	0	6	1909	5	5000	N	N	7013 28TH AVE NW
10	751850	3385	9/8/05	\$360,000	1220	0	6	1977	3	4080	N	N	6732 19TH AVE NW
10	751850	3945	4/14/05	\$374,000	1250	0	6	1900	3	5100	N	N	6727 19TH AVE NW
10	751850	6895	5/27/04	\$367,500	1300	0	6	1915	4	5100	N	N	2200 NW 67TH ST
10	285610	1390	8/11/05	\$389,500	1350	0	6	1905	4	5100	N	N	6716 25TH AVE NW
10	369390	0815	1/27/06	\$435,000	1360	790	6	1906	5	5000	N	N	2852 NW 68TH ST
10	330070	0500	10/18/05	\$324,950	1360	0	6	1928	4	4000	N	N	8739 17TH AVE NW
10	285610	2385	11/17/06	\$430,000	1370	0	6	1906	3	5100	N	N	6702 28TH AVE NW
10	285610	2125	8/22/06	\$450,000	1420	0	6	1905	4	5100	N	N	6714 EARL AVE NW
10	751850	7550	10/26/06	\$495,000	1490	0	6	1902	5	5100	N	N	6708 JONES AVE NW
10	022503	9054	5/21/04	\$346,000	1490	0	6	1922	3	5546	N	N	8064 26TH AVE NW
10	751850	4825	8/24/05	\$383,000	1520	0	6	1907	5	5100	N	N	7029 20TH AVE NW
10	916510	0125	4/12/04	\$365,000	1710	450	6	1928	4	4080	N	N	7337 27TH AVE NW
10	444380	0890	9/21/05	\$336,000	670	240	7	1925	4	3880	N	N	8045 27TH AVE NW
10	444980	0265	12/2/05	\$390,000	680	0	7	2004	3	3960	N	N	8333 27TH AVE NW
10	751850	3055	10/12/05	\$379,000	700	0	7	1907	4	5100	N	N	7319 18TH AVE NW
10	054600	0025	6/26/06	\$400,000	700	260	7	1928	3	4046	N	N	8342 20TH AVE NW
10	444380	0535	5/24/04	\$337,000	710	670	7	1920	4	3880	N	N	7532 EARL AVE NW
10	372780	0110	2/16/06	\$410,000	720	160	7	1940	3	6250	N	N	7540 30TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	022503	9070	2/16/06	\$376,050	750	0	7	1918	3	3399	N	N	2811 NW 80TH ST
10	287210	1210	7/11/05	\$400,000	750	400	7	1940	3	5000	N	N	2851 NW 73RD ST
10	369390	1710	8/16/04	\$352,100	750	390	7	1988	3	2500	N	N	3026 NW 66TH ST
10	369390	1715	6/8/06	\$457,500	750	390	7	1988	3	2500	N	N	3028 NW 66TH ST
10	287210	1471	11/21/05	\$379,000	760	0	7	1926	3	4950	N	N	7107 28TH AVE NW
10	287210	0345	6/2/05	\$330,000	760	120	7	1942	3	5000	N	N	2832 NW 74TH ST
10	444730	0170	8/30/06	\$399,000	760	0	7	1944	3	4000	N	N	8333 30TH AVE NW
10	330070	0665	9/3/04	\$329,950	770	100	7	1928	4	5000	N	N	8743 16TH AVE NW
10	444380	0305	11/29/05	\$430,000	770	770	7	1940	4	3880	N	N	7721 EARL AVE NW
10	602150	3555	6/5/06	\$426,000	770	240	7	1944	3	4000	N	N	7554 25TH AVE NW
10	751850	7065	10/19/04	\$295,000	770	0	7	1998	3	2782	N	N	2213 NW 67TH ST
10	751850	6145	11/11/04	\$337,000	790	0	7	1908	4	5100	N	N	7326 22ND AVE NW
10	287210	1285	9/7/04	\$325,000	800	190	7	1929	4	3300	N	N	2835 NW 73RD ST
10	287210	1285	9/7/06	\$409,950	800	190	7	1929	4	3300	N	N	2835 NW 73RD ST
10	123200	1747	9/21/04	\$325,000	800	270	7	1929	4	5760	N	N	7522 19TH AVE NW
10	054600	0045	5/12/05	\$325,000	800	0	7	1940	3	4046	N	N	8326 20TH AVE NW
10	372780	0050	4/22/05	\$440,000	800	800	7	1941	5	6279	N	N	7515 29TH AVE NW
10	285610	0125	9/28/05	\$374,950	800	0	7	1945	3	5100	N	N	6554 25TH AVE NW
10	285610	0125	6/1/06	\$401,000	800	0	7	1945	3	5100	N	N	6554 25TH AVE NW
10	123200	0678	9/21/06	\$428,000	800	480	7	1989	3	2400	N	N	7711 17TH AVE NW
10	372780	0020	2/7/05	\$365,000	810	0	7	1941	3	6276	N	N	7545 29TH AVE NW
10	916510	0360	3/24/06	\$450,000	810	570	7	1942	4	4040	N	N	7328 28TH AVE NW
10	751850	8360	6/21/04	\$275,000	810	270	7	1961	3	2550	N	N	7311 JONES AVE NW
10	444380	1830	2/15/06	\$339,000	820	0	7	1927	3	4214	N	N	8041 24TH AVE NW
10	751850	7645	5/19/04	\$392,001	820	720	7	1928	4	3375	N	N	2315 NW 70TH ST
10	444380	0740	4/19/06	\$405,000	820	130	7	1928	3	3880	N	N	7753 27TH AVE NW
10	054600	0610	11/9/06	\$399,999	820	0	7	1928	3	4005	N	N	8026 18TH AVE NW
10	372780	0105	8/16/05	\$419,950	820	120	7	1940	4	6250	N	N	7534 30TH AVE NW
10	602150	3855	2/27/04	\$327,500	820	0	7	1941	3	4000	N	N	7530 JONES AVE NW
10	285610	2105	5/11/04	\$309,000	830	440	7	1905	4	3825	N	N	6724 EARL AVE NW
10	285610	2105	6/19/06	\$410,000	830	440	7	1905	4	3825	N	N	6724 EARL AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	758870	0213	7/13/05	\$399,950	830	220	7	1929	4	4532	N	N	8319 16TH AVE NW
10	123200	0225	5/26/04	\$370,000	830	250	7	1940	4	4800	N	N	7747 19TH AVE NW
10	372780	0095	8/30/06	\$425,000	830	190	7	1940	3	6250	N	N	7524 30TH AVE NW
10	758870	0206	3/8/05	\$405,000	830	200	7	1944	4	4468	N	N	8310 17TH AVE NW
10	602150	3345	11/17/06	\$387,500	830	0	7	1944	3	5000	N	N	7728 25TH AVE NW
10	123200	0117	1/12/04	\$221,500	840	0	7	1912	3	3000	N	N	1912 NW 77TH ST
10	022503	9090	5/9/06	\$375,000	840	740	7	1939	3	4770	N	N	2803 NW 80TH ST
10	372780	0080	6/22/06	\$575,000	840	820	7	1940	5	6250	N	N	7510 30TH AVE NW
10	602150	3950	6/23/04	\$298,000	840	0	7	1941	3	4000	N	N	7515 22ND AVE NW
10	123200	0065	6/7/06	\$385,000	840	0	7	1942	3	4800	N	N	7730 20TH AVE NW
10	123200	1620	4/24/04	\$335,000	840	500	7	1982	3	4452	N	N	7501 17TH AVE NW
10	751850	3200	9/18/06	\$405,000	850	400	7	1929	4	3825	N	N	7031 18TH AVE NW
10	602150	3615	10/7/04	\$314,950	850	0	7	1942	3	4000	N	N	7523 JONES AVE NW
10	751850	3140	10/25/04	\$400,000	860	790	7	1920	5	5100	N	N	7034 19TH AVE NW
10	751850	4390	11/21/06	\$387,000	860	0	7	1928	4	3570	N	N	7352 20TH AVE NW
10	751850	4130	5/18/05	\$409,500	860	450	7	1928	4	3876	N	N	7028 20TH AVE NW
10	602150	3640	6/14/05	\$345,000	860	400	7	1941	3	4200	N	N	7503 JONES AVE NW
10	602150	3640	11/22/06	\$410,000	860	400	7	1941	3	4200	N	N	7503 JONES AVE NW
10	751850	7435	7/24/06	\$399,999	870	500	7	1904	4	5100	N	N	6541 23RD AVE NW
10	751850	8440	4/6/06	\$378,550	870	170	7	1910	3	5100	N	N	7320 24TH AVE NW
10	022503	9142	10/3/05	\$350,000	870	180	7	1945	3	5625	N	N	7339 24TH AVE NW
10	751850	5420	9/1/05	\$272,500	880	0	7	1920	3	5100	N	N	6526 22ND AVE NW
10	602150	2370	2/27/06	\$400,000	880	430	7	1941	4	4100	N	N	7712 21ST AVE NW
10	602150	2385	8/8/05	\$439,950	880	600	7	1941	4	4100	N	N	7724 21ST AVE NW
10	602150	2350	7/12/04	\$355,000	880	120	7	1941	3	4141	N	N	7701 20TH AVE NW
10	369390	1801	1/19/06	\$420,000	880	0	7	1941	4	5000	N	N	3055 NW 67TH ST
10	602150	2295	9/2/05	\$375,000	880	0	7	1942	4	4141	N	N	7747 20TH AVE NW
10	602150	2300	5/24/06	\$500,000	880	680	7	1942	5	4141	N	N	7743 20TH AVE NW
10	758870	0242	12/6/05	\$395,000	880	0	7	1942	4	4479	N	N	8326 17TH AVE NW
10	758870	0283	2/23/05	\$325,000	880	0	7	1942	3	4488	N	N	8337 16TH AVE NW
10	758870	0103	10/18/06	\$388,000	880	120	7	1942	3	4501	N	N	8042 17TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	751850	3095	4/22/05	\$431,200	880	500	7	1946	5	4080	N	N	7310 19TH AVE NW
10	444980	0505	5/22/06	\$399,000	890	500	7	1928	3	3750	N	N	8307 25TH AVE NW
10	444980	0600	8/2/06	\$359,000	890	0	7	1940	4	4000	N	N	8336 25TH AVE NW
10	805110	0005	9/9/04	\$329,950	890	210	7	1942	3	4928	N	N	7716 31ST AVE NW
10	444380	1545	6/8/04	\$350,000	890	130	7	1948	3	3880	N	N	7521 25TH AVE NW
10	287210	1375	9/26/06	\$338,000	890	0	7	1950	4	5000	N	N	2815 NW 73RD ST
10	813270	0125	11/7/05	\$387,888	900	150	7	1929	3	5000	N	N	8004 29TH AVE NW
10	444380	0990	7/15/04	\$325,000	900	140	7	1942	3	3880	N	N	8032 27TH AVE NW
10	751850	7675	9/8/05	\$429,250	910	660	7	1925	5	3825	N	N	6741 23RD AVE NW
10	285610	0330	5/26/06	\$390,000	910	100	7	1927	3	5100	N	N	6549 25TH AVE NW
10	444980	0515	5/27/04	\$370,000	910	210	7	1928	3	5841	N	N	8317 25TH AVE NW
10	751850	4720	11/19/04	\$374,950	910	0	7	1941	4	3825	N	N	7326 21ST AVE NW
10	602150	2320	10/7/04	\$319,500	910	0	7	1942	3	4141	N	N	7727 20TH AVE NW
10	602150	2310	6/8/06	\$458,000	910	300	7	1942	3	4141	N	N	7735 20TH AVE NW
10	022503	9143	3/28/05	\$417,750	910	600	7	1945	4	4700	N	N	8061 26TH AVE NW
10	022503	9143	4/3/06	\$470,000	910	600	7	1945	4	4700	N	N	8061 26TH AVE NW
10	751850	6855	3/16/05	\$400,000	910	0	7	1947	5	3825	N	N	6743 22ND AVE NW
10	285610	0956	7/13/06	\$467,500	910	120	7	1951	3	3796	N	N	2716 NW 65TH ST
10	369390	0725	3/9/04	\$382,000	920	400	7	1910	4	5000	N	N	2833 NW 69TH ST
10	916510	0120	6/24/04	\$367,500	920	920	7	1940	3	4080	N	N	7333 27TH AVE NW
10	751850	1590	12/3/04	\$308,000	920	420	7	1990	3	2170	N	N	6709 16TH AVE NW
10	751850	5890	10/21/05	\$371,000	930	0	7	1910	3	5100	N	N	7022 22ND AVE NW
10	022503	9068	6/14/05	\$400,000	930	930	7	1925	3	5264	N	N	7749 30TH AVE NW
10	751850	7670	4/27/05	\$390,000	930	600	7	1926	4	3825	N	N	6735 23RD AVE NW
10	123200	1875	5/25/05	\$389,950	930	240	7	1949	4	3840	N	N	7548 20TH AVE NW
10	125420	0555	4/4/06	\$417,000	940	0	7	1912	3	5100	N	N	7029 26TH AVE NW
10	751850	3150	4/6/05	\$427,000	940	400	7	1927	4	5100	N	N	7036 19TH AVE NW
10	330070	0485	4/26/06	\$361,050	940	320	7	1937	3	4000	N	N	8721 17TH AVE NW
10	602150	2530	8/16/04	\$357,000	940	0	7	1940	3	3690	N	N	2106 NW 77TH ST
10	054600	0990	9/22/05	\$375,000	940	240	7	1940	3	4106	N	N	1916 NW 80TH ST
10	602150	1890	8/12/04	\$358,500	940	390	7	1941	3	4000	N	N	8043 21ST AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	123200	1014	8/24/04	\$343,000	940	500	7	1949	3	3600	N	N	7749 16TH AVE NW
10	123200	1019	5/26/05	\$360,000	940	500	7	1949	3	3600	N	N	7753 16TH AVE NW
10	751850	6495	8/24/06	\$573,000	950	0	7	1922	4	5100	N	N	7310 23RD AVE NW
10	751850	5345	7/25/05	\$385,000	950	0	7	1924	4	4080	N	N	6519 21ST AVE NW
10	751850	1161	7/9/04	\$276,000	950	0	7	1928	4	2400	N	N	1612 NW 73RD ST
10	287210	0375	2/6/04	\$324,000	950	260	7	1942	3	5000	N	N	2823 NW 75TH ST
10	285610	0700	7/22/04	\$385,000	950	340	7	1948	3	5100	N	N	6518 27TH AVE NW
10	287210	2100	4/22/04	\$377,000	960	720	7	1906	5	5000	N	N	3009 NW 71ST ST
10	369390	1821	2/23/04	\$329,000	960	0	7	1941	3	4950	N	N	3058 NW 66TH ST
10	054600	0965	11/30/04	\$360,000	960	250	7	1941	3	6065	N	N	8016 20TH AVE NW
10	054600	0965	8/21/06	\$425,000	960	250	7	1941	3	6065	N	N	8016 20TH AVE NW
10	758870	0098	5/17/05	\$328,000	960	0	7	1942	3	4247	N	N	8048 16TH AVE NW
10	285610	1560	3/6/04	\$342,000	960	720	7	1990	3	2550	N	N	6754 26TH AVE NW
10	751850	5045	3/2/04	\$278,000	970	200	7	1903	3	5100	N	N	6722 21ST AVE NW
10	751850	5350	6/14/04	\$361,439	970	0	7	1924	4	4080	N	N	6521 21ST AVE NW
10	444380	0020	2/23/05	\$350,000	970	400	7	1927	3	4076	N	N	8012 28TH AVE NW
10	287210	0705	11/21/05	\$480,000	970	970	7	1940	4	5000	N	N	7300 30TH AVE NW
10	054600	0785	3/30/04	\$383,000	970	600	7	1941	5	4005	N	N	8034 19TH AVE NW
10	602150	4050	8/13/04	\$345,000	970	0	7	1942	3	4000	N	N	7538 23RD AVE NW
10	602150	3735	11/13/06	\$512,300	980	700	7	1944	3	4000	N	N	7555 23RD AVE NW
10	123200	1415	6/4/04	\$363,000	980	500	7	1958	3	3840	N	N	7518 17TH AVE NW
10	751850	4025	10/24/06	\$385,000	990	0	7	1909	3	2550	N	N	1907 NW SLOOP PL
10	123200	1425	7/7/06	\$435,000	990	700	7	1915	4	3840	N	N	7510 17TH AVE NW
10	751850	8470	6/28/06	\$410,000	990	0	7	1921	3	5100	N	N	7036 24TH AVE NW
10	287210	0976	7/5/06	\$415,000	990	0	7	1922	4	5000	N	N	7208 32ND AVE NW
10	330070	1215	4/13/05	\$385,000	990	100	7	1939	3	4000	N	N	8514 18TH AVE NW
10	602150	1720	9/9/04	\$316,000	990	310	7	1939	3	4800	N	N	8017 22ND AVE NW
10	602150	0450	4/15/05	\$490,000	990	990	7	1940	4	4500	N	N	8337 22ND AVE NW
10	602150	1165	8/23/06	\$487,500	990	0	7	1941	3	4559	N	N	8348 24TH AVE NW
10	813270	0190	8/4/04	\$340,000	990	0	7	1947	3	4802	N	N	8025 29TH AVE NW
10	123200	1055	12/16/04	\$258,000	990	0	7	1949	3	2850	N	N	7744 16TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	602150	0245	9/20/04	\$385,000	1000	260	7	1940	3	4000	N	N	8335 21ST AVE NW
10	602150	2690	8/16/05	\$387,500	1000	510	7	1941	3	4700	N	N	7753 22ND AVE NW
10	120500	0100	11/17/06	\$435,000	1000	0	7	1941	3	5568	N	N	7516 31ST AVE NW
10	022503	9149	5/5/04	\$399,000	1000	760	7	1945	4	4888	N	N	8071 26TH AVE NW
10	751850	2285	7/1/06	\$519,950	1010	100	7	1910	4	4845	N	N	6734 18TH AVE NW
10	752250	0130	10/25/05	\$439,500	1010	250	7	1919	4	4640	N	N	8011 30TH AVE NW
10	751850	5240	7/25/06	\$390,000	1010	300	7	1921	3	5100	N	N	6525 20TH AVE NW
10	123200	1690	4/26/06	\$435,000	1010	1010	7	1924	4	3840	N	N	7555 17TH AVE NW
10	602150	2220	10/27/06	\$399,500	1010	250	7	1942	3	4000	N	N	8016 21ST AVE NW
10	751850	2780	8/5/05	\$415,000	1020	300	7	1911	4	5100	N	N	7342 18TH AVE NW
10	751850	8220	8/23/06	\$398,250	1020	0	7	1924	3	4590	N	N	7336 24TH AVE NW
10	125420	0500	6/12/06	\$506,500	1020	0	7	1924	3	5100	N	N	7053 26TH AVE NW
10	792760	0045	8/2/04	\$450,000	1020	350	7	1942	4	5922	N	N	7741 31ST AVE NW
10	751850	7445	6/6/05	\$461,500	1020	780	7	1950	3	5100	N	N	6543 23RD AVE NW
10	751850	3004	6/27/05	\$315,000	1020	0	7	1985	3	2550	N	N	7359 18TH AVE NW
10	602150	0485	3/24/06	\$335,000	1030	100	7	1940	3	4600	N	N	8325 22ND AVE NW
10	123200	1640	6/9/04	\$372,000	1030	900	7	1950	4	3840	N	N	7515 17TH AVE NW
10	751850	7105	6/18/04	\$349,950	1040	650	7	1904	4	5100	N	N	6549 22ND AVE NW
10	285610	0290	3/16/04	\$355,000	1040	800	7	1926	4	2520	N	N	2502 NW 65TH ST
10	054600	0545	5/4/06	\$411,000	1040	0	7	1931	4	4005	N	N	8345 17TH AVE NW
10	120500	0190	8/9/04	\$390,000	1040	160	7	1938	4	6750	N	N	7543 31ST AVE NW
10	602150	3830	10/11/05	\$350,000	1040	220	7	1941	3	5500	N	N	7520 JONES AVE NW
10	602150	3915	9/15/05	\$460,000	1040	660	7	1949	3	4000	N	N	7543 22ND AVE NW
10	369390	0985	8/30/05	\$414,000	1040	220	7	1951	3	5000	N	N	3036 NW 68TH ST
10	369390	0560	12/30/05	\$392,000	1050	0	7	1912	3	2200	N	N	6915 28TH AVE NW
10	123200	1595	2/27/04	\$297,500	1050	0	7	1913	3	3840	N	N	7514 18TH AVE NW
10	444380	0490	2/2/04	\$365,000	1050	830	7	1916	5	4161	N	N	7501 EARL AVE NW
10	444380	0490	7/1/05	\$491,000	1050	830	7	1916	5	4161	N	N	7501 EARL AVE NW
10	054600	0520	4/15/04	\$334,500	1050	0	7	1926	3	4005	N	N	8321 17TH AVE NW
10	444980	0495	5/31/05	\$351,000	1050	0	7	1926	4	4851	N	N	8303 25TH AVE NW
10	602150	3600	7/17/06	\$450,000	1050	280	7	1929	4	4000	N	N	7535 JONES AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	602150	0185	5/26/06	\$402,000	1050	800	7	1939	3	4000	N	N	8348 21ST AVE NW
10	602150	2470	9/23/05	\$466,000	1050	500	7	1941	4	4600	N	N	7733 21ST AVE NW
10	123200	1540	4/15/04	\$308,000	1050	500	7	1943	4	3840	N	N	7550 18TH AVE NW
10	123200	1545	8/11/06	\$355,000	1050	110	7	1943	3	3840	N	N	7546 18TH AVE NW
10	123200	1540	4/21/06	\$485,000	1050	500	7	1943	4	3840	N	N	7550 18TH AVE NW
10	123200	0056	1/2/04	\$349,000	1050	1050	7	1948	3	3840	N	N	7732 20TH AVE NW
10	444730	0140	8/16/05	\$434,500	1050	240	7	1949	3	4000	N	N	8315 30TH AVE NW
10	330070	0361	12/9/04	\$330,000	1050	0	7	1960	4	4000	N	N	8747 18TH AVE NW
10	751850	3190	8/2/06	\$400,000	1060	0	7	1906	5	5100	N	N	7056 19TH AVE NW
10	444380	1770	7/26/06	\$490,000	1060	590	7	1930	4	4850	N	N	8032 25TH AVE NW
10	602150	3750	2/24/04	\$321,284	1060	0	7	1945	3	4000	N	N	7541 23RD AVE NW
10	602150	3745	6/12/06	\$506,000	1060	300	7	1945	3	4000	N	N	7547 23RD AVE NW
10	287210	0845	4/22/05	\$450,000	1060	150	7	1948	4	5000	N	N	3033 NW 74TH ST
10	916510	0395	7/13/05	\$463,500	1060	600	7	1950	4	4000	N	N	7302 28TH AVE NW
10	751850	7930	11/29/05	\$469,000	1060	720	7	1950	3	5100	N	N	7047 23RD AVE NW
10	758870	0201	8/1/05	\$414,900	1060	200	7	1951	3	4000	N	N	8314 16TH AVE NW
10	287210	1416	11/15/05	\$537,660	1060	500	7	1954	4	3750	N	N	7217 28TH AVE NW
10	602150	2225	6/15/04	\$299,000	1070	0	7	1940	3	4000	N	N	8020 21ST AVE NW
10	602150	2225	6/15/04	\$299,000	1070	0	7	1940	3	4000	N	N	8020 21ST AVE NW
10	602150	0380	2/9/05	\$401,000	1070	360	7	1941	3	4000	N	N	8352 22ND AVE NW
10	751850	4850	4/10/06	\$407,500	1070	600	7	1951	3	4080	N	N	7041 20TH AVE NW
10	444980	0120	8/12/05	\$365,000	1080	500	7	1925	4	5940	N	N	8335 EARL AVE NW
10	867540	0055	1/28/04	\$358,000	1080	0	7	1940	3	7139	N	N	8026 31ST AVE NW
10	602150	3005	7/13/05	\$402,000	1080	0	7	1945	3	4000	N	N	7722 JONES AVE NW
10	054600	0860	10/1/04	\$331,200	1090	0	7	1929	4	4005	N	N	8019 18TH AVE NW
10	054600	0135	10/12/04	\$341,000	1090	500	7	1939	3	4046	N	N	8337 19TH AVE NW
10	602150	0995	7/18/05	\$450,000	1090	0	7	1940	4	4521	N	N	8331 JONES AVE NW
10	758870	0282	3/23/05	\$393,200	1090	0	7	1944	3	4488	N	N	8341 16TH AVE NW
10	444380	0340	10/11/05	\$412,500	1090	990	7	1948	3	4080	N	N	7506 28TH AVE NW
10	287210	0746	9/25/06	\$455,000	1090	200	7	1949	3	4500	N	N	3006 NW 73RD ST
10	287210	0445	8/26/04	\$427,000	1090	180	7	1949	4	5000	N	N	7411 28TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	751850	1600	6/3/04	\$375,000	1100	0	7	1906	4	5100	N	N	6713 16TH AVE NW
10	369390	0995	9/21/04	\$445,000	1100	400	7	1925	4	5000	N	N	3047 NW 69TH ST
10	372780	0005	10/5/04	\$425,000	1100	850	7	1941	4	5089	N	N	2909 NW 77TH ST
10	123200	1705	1/24/06	\$450,000	1100	550	7	1944	5	3600	N	N	1813 NW 77TH ST
10	054600	0185	2/10/04	\$349,950	1110	200	7	1938	4	4005	N	N	8342 19TH AVE NW
10	751850	1670	8/26/05	\$430,000	1120	0	7	1912	4	5100	N	N	6716 17TH AVE NW
10	751850	4670	5/9/05	\$515,000	1120	840	7	1939	5	5700	N	N	2016 NW 73RD ST
10	602150	0540	6/9/04	\$365,000	1120	180	7	1940	3	4500	N	N	8303 22ND AVE NW
10	054600	0145	9/20/06	\$475,000	1120	300	7	1945	3	4046	N	N	8349 19TH AVE NW
10	602150	2910	2/13/06	\$480,000	1120	650	7	1945	5	4100	N	N	7751 23RD AVE NW
10	022503	9157	3/14/05	\$415,000	1120	410	7	1948	3	6250	N	N	7740 29TH AVE NW
10	751850	6045	3/7/05	\$449,950	1130	0	7	1908	5	3825	N	N	7309 21ST AVE NW
10	751850	6045	10/12/06	\$535,000	1130	0	7	1908	5	3825	N	N	7309 21ST AVE NW
10	444380	1035	4/27/04	\$369,000	1130	0	7	1919	4	5820	N	N	8041 26TH AVE NW
10	602150	0710	6/21/06	\$450,000	1130	290	7	1937	3	4000	N	N	8343 23RD AVE NW
10	602150	1350	7/29/04	\$347,500	1130	360	7	1942	3	4656	N	N	8030 24TH AVE NW
10	123200	0536	3/22/06	\$358,900	1130	0	7	1944	3	3614	N	N	1713 NW 80TH ST
10	125420	0835	5/20/04	\$422,000	1130	570	7	1949	4	5100	N	N	7009 27TH AVE NW
10	125420	0835	10/12/06	\$527,000	1130	570	7	1949	4	5100	N	N	7009 27TH AVE NW
10	751850	1880	7/8/04	\$399,000	1140	500	7	1915	4	4080	N	N	6508 17TH AVE NW
10	751850	1880	3/16/05	\$425,000	1140	500	7	1915	4	4080	N	N	6508 17TH AVE NW
10	751850	4650	10/7/05	\$415,000	1140	0	7	1923	4	5100	N	N	7323 20TH AVE NW
10	444330	0045	9/22/05	\$525,000	1140	870	7	1925	4	5360	N	N	8300 32ND AVE NW
10	602150	2135	9/28/04	\$389,500	1140	430	7	1951	3	4060	N	N	8035 20TH AVE NW
10	751850	3350	8/10/04	\$421,500	1150	1150	7	1914	5	3825	N	N	7018 19TH AVE NW
10	602150	0855	3/24/05	\$425,000	1150	560	7	1941	4	4500	N	N	8324 JONES AVE NW
10	602150	2485	7/21/04	\$418,000	1150	900	7	1941	3	4600	N	N	7729 21ST AVE NW
10	287210	0185	12/7/04	\$315,000	1150	0	7	1948	3	5000	N	N	3012 NW 74TH ST
10	751850	2735	4/7/04	\$365,000	1150	570	7	1953	3	5100	N	N	7318 18TH AVE NW
10	330070	1530	6/17/05	\$385,000	1150	1150	7	1961	3	5200	Y	N	8518 20TH AVE NW
10	330070	0620	12/27/05	\$440,000	1150	840	7	1981	3	4000	N	N	8711 16TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	751850	2221	8/2/05	\$436,000	1160	500	7	1929	4	3240	N	N	1716 NW 67TH ST
10	054600	0865	7/26/04	\$400,000	1160	0	7	1929	4	4005	N	N	8023 18TH AVE NW
10	867540	0135	9/21/06	\$499,000	1160	0	7	1930	4	5080	N	N	8035 31ST AVE NW
10	602150	0040	8/13/04	\$399,000	1160	880	7	1940	3	4465	N	N	8339 20TH AVE NW
10	602150	0555	4/21/04	\$370,000	1160	1000	7	1941	3	4000	N	N	8306 23RD AVE NW
10	867540	0035	4/21/06	\$400,000	1160	460	7	1941	3	4640	N	N	8047 30TH AVE NW
10	751850	1165	11/14/06	\$425,000	1170	0	7	1928	4	2880	N	N	7306 17TH AVE NW
10	602150	0780	4/16/04	\$395,000	1170	200	7	1940	3	5000	N	N	8311 23RD AVE NW
10	602150	0780	12/27/05	\$444,000	1170	200	7	1940	3	5000	N	N	8311 23RD AVE NW
10	285610	0810	9/1/04	\$382,500	1170	790	7	1945	4	5100	N	N	6549 27TH AVE NW
10	751850	1100	6/25/04	\$354,000	1175	500	7	1974	3	3825	N	N	7303 16TH AVE NW
10	751850	0301	4/13/05	\$375,000	1180	0	7	1902	3	2250	N	N	1514 NW 67TH ST
10	752250	0015	12/29/05	\$366,000	1180	0	7	1907	3	4750	N	N	7740 30TH AVE NW
10	444380	1020	7/26/04	\$350,000	1180	140	7	1925	3	3880	N	N	8049 26TH AVE NW
10	444380	1020	6/14/06	\$449,000	1180	140	7	1925	3	3880	N	N	8049 26TH AVE NW
10	022503	9076	9/27/04	\$474,950	1180	760	7	1926	3	6186	N	N	8066 28TH AVE NW
10	022503	9099	1/8/04	\$374,000	1180	940	7	1940	3	5418	N	N	7544 32ND AVE NW
10	444380	1170	7/14/05	\$432,000	1180	400	7	1943	4	3880	N	N	7750 27TH AVE NW
10	054600	1025	8/21/04	\$400,000	1180	600	7	1950	4	4046	N	N	8025 19TH AVE NW
10	751850	7565	10/13/06	\$485,000	1190	300	7	1910	4	4080	N	N	6716 JONES AVE NW
10	123200	1460	5/22/06	\$415,000	1190	460	7	1915	5	3840	N	N	7509 16TH AVE NW
10	602150	1665	11/28/06	\$515,000	1190	560	7	1939	4	4500	N	N	8047 22ND AVE NW
10	444280	0175	4/22/04	\$320,000	1190	0	7	1977	3	5000	N	N	8349 29TH AVE NW
10	751850	0630	10/27/05	\$435,000	1200	110	7	1911	4	5200	N	N	7048 16TH AVE NW
10	602150	0475	5/27/04	\$365,000	1200	230	7	1940	3	3852	N	N	8329 22ND AVE NW
10	602150	0575	1/8/04	\$378,000	1200	860	7	1940	4	4700	N	N	8318 23RD AVE NW
10	123200	1910	4/12/06	\$475,000	1200	100	7	1946	4	3840	N	N	7522 20TH AVE NW
10	287210	1976	12/17/04	\$467,000	1210	210	7	1922	4	5000	N	N	3045 NW 71ST ST
10	369390	1185	7/9/04	\$439,950	1210	690	7	1928	4	4000	N	N	2837 NW 68TH ST
10	751850	1260	8/14/06	\$536,000	1210	300	7	1928	4	5100	N	N	7050 17TH AVE NW
10	123200	0025	5/26/04	\$345,000	1210	0	7	1938	3	4800	N	N	7746 20TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	602150	1005	6/17/04	\$355,000	1210	950	7	1940	3	4400	N	N	8327 JONES AVE NW
10	125420	0615	11/30/05	\$475,350	1210	320	7	1997	3	2978	N	N	2612 NW 70TH ST
10	444380	0690	6/23/06	\$495,000	1220	0	7	1919	3	3880	N	N	7728 EARL AVE NW
10	285610	0285	5/12/05	\$257,500	1220	0	7	1926	3	2520	N	N	2508 NW 65TH ST
10	123200	1210	10/13/04	\$391,950	1220	800	7	1940	5	3800	N	N	7554 16TH AVE NW
10	602150	2325	11/7/05	\$384,950	1220	350	7	1940	3	4141	N	N	7721 20TH AVE NW
10	444980	0706	12/8/04	\$390,000	1220	0	7	1942	3	4330	N	N	8321 24TH AVE NW
10	369390	1630	10/15/04	\$400,000	1220	0	7	1945	3	5000	N	N	3006 NW 66TH ST
10	330070	0290	2/14/06	\$395,000	1220	1020	7	1961	3	4000	N	N	8708 19TH AVE NW
10	751850	1135	7/30/04	\$326,700	1220	0	7	1987	3	2550	N	N	7321 16TH AVE NW
10	287210	0615	6/12/06	\$515,000	1230	500	7	1924	3	5000	N	N	2832 NW 73RD ST
10	602150	1145	2/5/04	\$380,000	1230	500	7	1941	4	4559	N	N	8340 24TH AVE NW
10	602150	1390	12/2/05	\$360,000	1230	300	7	1942	3	4365	N	N	8052 24TH AVE NW
10	758870	0006	12/28/05	\$380,000	1230	620	7	1947	3	2893	N	N	1510 NW 80TH ST
10	285610	1400	5/27/04	\$379,000	1230	680	7	1993	3	3825	N	N	6712 25TH AVE NW
10	751850	0985	3/17/05	\$460,000	1240	550	7	1912	4	4080	N	N	7340 17TH AVE NW
10	751850	1450	5/26/05	\$495,000	1240	0	7	1925	5	4080	N	N	7028 17TH AVE NW
10	602150	2045	4/19/06	\$451,000	1240	0	7	1939	3	4600	N	N	8034 22ND AVE NW
10	369390	0240	4/20/04	\$338,000	1240	0	7	1985	3	2500	N	N	2859 NW 70TH ST
10	054600	0635	4/19/04	\$328,000	1250	0	7	1927	4	4005	N	N	8006 18TH AVE NW
10	602150	0595	1/26/04	\$357,500	1250	450	7	1940	3	4700	N	N	8328 23RD AVE NW
10	330070	1285	3/7/06	\$351,600	1250	0	7	1955	3	4000	N	N	8533 17TH AVE NW
10	287210	0655	11/17/06	\$519,950	1260	860	7	1937	3	5000	N	N	2842 NW 73RD ST
10	751850	7015	8/18/06	\$460,000	1260	500	7	1945	3	5100	N	N	6530 23RD AVE NW
10	751850	7245	7/2/04	\$275,000	1260	0	7	1987	3	2550	N	N	6501 23RD AVE NW
10	330070	0870	10/27/05	\$374,000	1270	0	7	1910	3	4000	N	N	8550 16TH AVE NW
10	751850	2270	5/17/06	\$576,100	1270	0	7	1929	5	3570	N	N	6728 18TH AVE NW
10	602150	1195	2/12/04	\$355,000	1270	780	7	1940	4	4000	N	N	8059 JONES AVE NW
10	751850	4020	9/21/06	\$450,000	1280	0	7	1909	4	4000	N	N	6731 19TH AVE NW
10	751850	4020	7/26/06	\$450,000	1280	0	7	1909	4	4000	N	N	6731 19TH AVE NW
10	330070	1645	11/8/04	\$329,950	1280	0	7	1951	3	4000	N	N	8555 19TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	751850	1470	8/13/06	\$536,950	1300	0	7	1910	5	5100	N	N	6736 17TH AVE NW
10	751850	5090	3/10/06	\$415,000	1300	0	7	1912	4	5100	N	N	6542 21ST AVE NW
10	444980	0711	11/14/05	\$425,000	1300	370	7	1942	3	4330	N	N	8327 24TH AVE NW
10	285610	1930	10/26/05	\$469,950	1300	0	7	1945	4	5100	N	N	6723 27TH AVE NW
10	285610	1570	12/8/04	\$332,000	1300	0	7	1985	3	2550	N	N	6744 26TH AVE NW
10	751850	7066	9/13/06	\$564,000	1320	860	7	1914	5	2318	N	N	2215 NW 67TH ST
10	602150	2201	10/25/04	\$378,500	1320	900	7	1929	3	4300	N	N	8012 21ST AVE NW
10	022503	9033	7/28/04	\$389,000	1320	210	7	1950	3	5625	N	N	7744 29TH AVE NW
10	287210	2360	4/26/06	\$410,000	1340	0	7	1900	5	5000	N	N	7017 28TH AVE NW
10	751850	2550	10/27/05	\$420,000	1340	0	7	1907	4	5100	N	N	7048 18TH AVE NW
10	751850	1975	5/25/04	\$399,700	1340	0	7	1908	4	5100	N	N	6527 17TH AVE NW
10	916510	0195	11/10/05	\$511,000	1340	0	7	1930	4	4080	N	N	7324 EARL AVE NW
10	751850	4325	10/23/06	\$565,000	1350	0	7	1927	4	5100	N	N	7318 20TH AVE NW
10	751850	4695	7/22/04	\$449,000	1350	550	7	1931	5	4080	N	N	7314 21ST AVE NW
10	238910	0060	8/26/04	\$356,000	1350	340	7	1942	3	4224	N	N	8028 16TH AVE NW
10	330070	0174	11/9/05	\$460,500	1350	0	7	1970	3	6800	N	N	8725 19TH AVE NW
10	751850	7540	3/2/06	\$389,950	1360	0	7	1907	4	5100	N	N	6702 JONES AVE NW
10	751850	6475	9/8/06	\$450,000	1360	0	7	1915	4	5100	N	N	7302 23RD AVE NW
10	287210	1911	4/30/04	\$449,950	1360	0	7	1926	4	5000	N	N	7106 32ND AVE NW
10	751850	8780	3/2/06	\$539,950	1370	200	7	1925	4	5100	N	N	6743 JONES AVE NW
10	123200	1695	5/14/04	\$360,000	1370	200	7	1946	3	3840	N	N	7559 17TH AVE NW
10	444980	0330	7/16/06	\$490,000	1370	0	7	1975	3	5940	N	N	8318 27TH AVE NW
10	022503	9113	8/19/04	\$450,000	1380	240	7	1917	5	5518	N	N	7517 28TH AVE NW
10	054600	0245	12/3/04	\$382,000	1380	0	7	1929	3	3031	N	N	1808 NW 83RD ST
10	054600	0245	5/19/06	\$443,500	1380	0	7	1929	3	3031	N	N	1808 NW 83RD ST
10	751850	6445	9/21/05	\$400,000	1380	0	7	1930	3	3825	N	N	7317 22ND AVE NW
10	285610	2060	10/18/04	\$391,500	1390	1060	7	1909	5	4080	N	N	6748 EARL AVE NW
10	751850	5475	9/7/04	\$385,000	1390	340	7	1914	4	3570	N	N	6552 22ND AVE NW
10	125420	0175	3/29/06	\$444,000	1390	500	7	1946	3	5100	N	N	7028 25TH AVE NW
10	751850	3075	6/10/04	\$346,500	1390	0	7	1986	3	2550	N	N	7329 18TH AVE NW
10	751850	1840	9/19/06	\$498,500	1400	0	7	1925	4	3825	N	N	6515 16TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	444980	0595	1/5/05	\$385,000	1400	0	7	1925	4	4000	N	N	8344 25TH AVE NW
10	125420	0695	5/23/06	\$465,000	1400	620	7	1927	3	5100	N	N	7042 27TH AVE NW
10	751850	1175	5/24/06	\$481,000	1400	420	7	1928	4	4080	N	N	7310 17TH AVE NW
10	751850	1440	11/15/06	\$390,000	1400	0	7	1929	4	4080	N	N	7024 17TH AVE NW
10	602150	0150	4/22/04	\$385,000	1400	0	7	1945	4	5451	N	N	8328 21ST AVE NW
10	287210	2280	3/30/06	\$573,000	1400	900	7	1966	4	5000	N	N	2827 NW 71ST ST
10	285610	0170	9/19/06	\$469,000	1410	0	7	1902	3	5100	N	N	6534 25TH AVE NW
10	285610	2355	7/17/06	\$445,000	1420	860	7	1916	3	3825	N	N	6804 28TH AVE NW
10	123200	1980	6/14/05	\$560,000	1420	790	7	1926	5	3840	N	N	7523 19TH AVE NW
10	369390	1325	9/26/05	\$379,500	1420	0	7	1986	3	2500	N	N	2818 NW 67TH ST
10	022503	9086	12/2/04	\$459,000	1430	0	7	1918	4	3760	N	N	8067 25TH AVE NW
10	285610	1661	10/20/05	\$495,000	1430	590	7	1928	5	2600	N	N	6702 26TH AVE NW
10	751850	5030	4/27/05	\$425,000	1430	0	7	1929	4	5100	N	N	6714 21ST AVE NW
10	602150	0720	5/3/05	\$518,500	1440	0	7	1937	5	5025	N	N	8339 23RD AVE NW
10	444980	0165	9/20/05	\$475,000	1440	0	7	1946	4	3960	N	N	8336 EARL AVE NW
10	369390	1460	4/18/05	\$380,000	1440	0	7	1998	3	2500	N	N	2823 NW 67TH ST
10	369390	1290	10/7/05	\$497,000	1460	670	7	1928	5	4000	N	N	2813 NW 68TH ST
10	751850	4995	10/14/05	\$400,000	1460	0	7	1987	3	2550	N	N	6731 20TH AVE NW
10	285610	0537	8/23/04	\$347,000	1470	0	7	1986	3	3060	N	N	6511 26TH AVE NW
10	751850	6415	2/18/04	\$385,000	1490	350	7	1915	4	5100	N	N	7303 22ND AVE NW
10	369390	1840	2/5/04	\$370,000	1490	560	7	1923	4	5000	N	N	6516 32ND AVE NW
10	916510	0270	12/7/05	\$517,000	1490	190	7	1927	5	3880	N	N	7333 EARL AVE NW
10	444280	0220	7/24/06	\$610,000	1490	750	7	1966	3	5000	N	N	8317 29TH AVE NW
10	285610	1755	4/1/04	\$429,000	1500	0	7	1924	4	5100	N	N	6747 26TH AVE NW
10	751850	5950	10/17/05	\$396,500	1500	0	7	1945	3	5100	N	N	7052 22ND AVE NW
10	287210	0575	6/27/05	\$499,900	1510	890	7	1916	5	5000	N	N	2822 NW 73RD ST
10	751850	1460	8/2/05	\$381,000	1510	290	7	1946	5	5100	N	N	6734 17TH AVE NW
10	285610	0270	2/27/06	\$393,600	1520	0	7	1900	5	4590	N	N	6511 25TH AVE NW
10	751850	1350	2/13/06	\$565,000	1520	0	7	1909	5	5100	N	N	7007 16TH AVE NW
10	602150	2920	6/21/06	\$500,000	1520	0	7	1937	3	4100	N	N	7741 23RD AVE NW
10	123200	0840	6/19/06	\$492,500	1530	0	7	1911	4	4800	N	N	7736 17TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	022503	9109	9/21/06	\$380,000	1530	0	7	1923	4	6450	N	N	7512 32ND AVE NW
10	751850	5660	5/10/05	\$490,000	1540	0	7	1926	4	5100	N	N	6726 22ND AVE NW
10	444380	0025	11/22/06	\$552,500	1540	0	7	1931	3	4076	N	N	8018 28TH AVE NW
10	602150	1675	10/6/04	\$474,950	1550	730	7	1937	3	7000	N	N	8039 22ND AVE NW
10	751850	4445	3/28/05	\$480,000	1550	190	7	1946	5	5100	N	N	7347 19TH AVE NW
10	444380	0835	6/7/04	\$400,000	1560	0	7	1929	3	5820	N	N	8026 EARL AVE NW
10	751850	2086	8/24/04	\$460,000	1570	0	7	1927	4	3640	N	N	1717 NW 67TH ST
10	602150	3840	7/7/04	\$355,000	1580	0	7	1926	3	5000	N	N	7526 JONES AVE NW
10	123200	0695	10/10/05	\$465,000	1610	420	7	1912	5	4800	N	N	7723 17TH AVE NW
10	751850	0095	4/13/06	\$503,500	1630	0	7	1914	4	6630	N	N	6518 16TH AVE NW
10	054600	0940	10/4/05	\$506,000	1630	0	7	1937	4	4046	N	N	8038 20TH AVE NW
10	285610	0515	10/20/04	\$550,000	1640	700	7	1929	5	5100	N	N	6527 26TH AVE NW
10	751850	6285	11/8/04	\$439,900	1650	600	7	1915	4	5100	N	N	7332 23RD AVE NW
10	751850	1850	3/10/04	\$403,000	1650	300	7	1926	4	3570	N	N	6517 16TH AVE NW
10	751850	5070	5/13/05	\$450,000	1650	350	7	1926	5	3672	N	N	6530 21ST AVE NW
10	751850	1775	8/1/05	\$533,900	1680	0	7	1910	5	5100	N	N	6541 16TH AVE NW
10	123200	0630	8/9/06	\$439,950	1680	200	7	1944	4	4320	N	N	7710 18TH AVE NW
10	330070	0855	10/4/06	\$544,950	1690	900	7	1918	3	4000	N	N	8554 16TH AVE NW
10	751850	1835	9/24/04	\$399,000	1690	0	7	1927	4	3825	N	N	6511 16TH AVE NW
10	125420	0045	9/14/06	\$479,000	1710	540	7	1911	3	5500	N	N	7039 24TH AVE NW
10	330070	0185	3/14/05	\$454,000	1710	0	7	1928	3	4000	N	N	8735 19TH AVE NW
10	330070	1320	3/20/06	\$560,000	1710	1050	7	1939	4	4000	N	N	8558 19TH AVE NW
10	125420	0535	8/23/04	\$440,000	1720	300	7	1924	4	4896	N	N	7037 26TH AVE NW
10	602150	2250	12/1/05	\$500,000	1720	190	7	1927	3	4000	N	N	8040 21ST AVE NW
10	444380	0640	2/18/05	\$575,000	1760	0	7	1926	5	4365	N	N	7501 27TH AVE NW
10	751850	8115	10/3/06	\$585,000	1820	0	7	1907	4	5100	N	N	7350 JONES AVE NW
10	751850	1240	8/16/04	\$410,000	1840	0	7	1912	4	5100	N	N	7044 17TH AVE NW
10	330070	1625	2/12/04	\$368,000	1850	1010	7	1931	3	4000	N	N	8537 19TH AVE NW
10	751850	6450	5/20/04	\$489,000	1860	750	7	1930	4	3825	N	N	7321 22ND AVE NW
10	285610	1480	4/29/04	\$425,000	1890	0	7	1903	4	3300	N	N	6703 25TH AVE NW
10	916410	0220	4/26/04	\$419,900	1920	520	7	1904	4	4250	N	N	7317 26TH AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	751850	0370	9/20/04	\$405,000	1940	0	7	1914	3	5100	N	N	6734 16TH AVE NW
10	369390	1780	9/15/06	\$535,000	1990	0	7	1911	3	5000	N	N	3040 NW 66TH ST
10	751850	8490	7/19/04	\$400,000	2020	0	7	1901	5	5100	N	N	7046 24TH AVE NW
10	751850	8490	11/29/04	\$416,000	2020	0	7	1901	5	5100	N	N	7046 24TH AVE NW
10	751850	8490	6/1/06	\$520,000	2020	0	7	1901	5	5100	N	N	7046 24TH AVE NW
10	751850	6810	4/21/04	\$406,100	2040	0	7	1928	4	5100	N	N	6748 23RD AVE NW
10	369390	1700	1/31/06	\$595,000	2050	0	7	1906	4	5000	N	N	3022 NW 66TH ST
10	444980	0480	8/2/05	\$600,000	2800	0	7	1998	3	7623	N	N	8302 26TH AVE NW
10	813270	0121	12/15/05	\$302,000	800	0	8	2005	3	2880	N	N	2818 NW 80TH ST
10	125420	1106	9/2/05	\$424,950	900	680	8	1946	5	3172	N	N	7002 28TH AVE NW
10	751850	5970	11/19/04	\$410,000	920	650	8	1931	4	4080	N	N	7031 21ST AVE NW
10	444730	0120	8/17/06	\$455,750	970	970	8	1952	3	2220	N	N	8314 LOYAL WAY NW
10	444730	0110	3/16/04	\$310,000	990	990	8	1948	3	3800	N	N	8332 LOYAL WAY NW
10	444980	0175	11/9/04	\$427,000	1000	400	8	1945	5	3960	N	N	8328 EARL AVE NW
10	602150	3930	11/4/04	\$427,500	1010	620	8	1948	5	4000	N	N	7531 22ND AVE NW
10	751850	4735	4/6/05	\$400,000	1030	210	8	1929	4	4080	N	N	7016 21ST AVE NW
10	444280	0105	9/9/05	\$423,950	1030	790	8	1955	3	4375	N	N	8316 29TH AVE NW
10	372780	0170	5/25/05	\$425,000	1040	0	8	1940	4	5000	N	N	3002 NW 75TH ST
10	751850	4215	8/3/05	\$449,950	1050	0	8	1930	4	3300	N	N	1907 NW 73RD ST
10	602150	3920	4/4/06	\$493,500	1080	300	8	1949	3	4000	N	N	7539 22ND AVE NW
10	751850	3246	3/15/05	\$472,500	1100	0	8	1928	4	3825	N	N	1807 NW 73RD ST
10	022503	9166	5/10/04	\$360,000	1110	480	8	1952	3	4200	N	N	7527 30TH AVE NW
10	022503	9165	1/6/05	\$429,500	1110	870	8	1952	4	4200	N	N	7519 30TH AVE NW
10	022503	9165	12/22/05	\$499,000	1110	870	8	1952	4	4200	N	N	7519 30TH AVE NW
10	369390	1190	11/9/05	\$454,000	1120	700	8	1954	4	5000	N	N	2842 NW 67TH ST
10	123200	0880	5/14/04	\$323,500	1150	570	8	1952	3	3744	N	N	7714 17TH AVE NW
10	751850	1045	8/7/06	\$450,000	1210	640	8	1928	4	3672	N	N	7339 16TH AVE NW
10	444380	0445	2/15/06	\$432,000	1220	500	8	1953	3	3880	N	N	7539 EARL AVE NW
10	330070	0160	5/13/04	\$389,950	1250	680	8	1979	3	4000	N	N	8711 19TH AVE NW
10	369390	0720	10/5/06	\$482,500	1270	470	8	2002	3	2500	N	N	2837 NW 69TH ST
10	369390	0720	10/3/06	\$482,500	1270	470	8	2002	3	2500	N	N	2837 NW 69TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	369390	0715	3/14/06	\$485,000	1270	470	8	2002	3	2500	N	N	2839 NW 69TH ST
10	369390	1590	5/11/05	\$476,500	1290	930	8	1964	4	5000	N	N	6602 30TH AVE NW
10	369390	2140	4/10/06	\$555,000	1290	790	8	2006	3	5000	N	N	2838 NW 65TH ST
10	602150	3900	10/8/04	\$460,000	1300	220	8	1952	4	4000	N	N	7555 22ND AVE NW
10	751850	2675	4/20/06	\$510,000	1310	0	8	1929	4	3825	N	N	7319 17TH AVE NW
10	285610	1141	1/2/04	\$395,000	1320	1080	8	1959	3	4488	N	N	6524 28TH AVE NW
10	602150	0975	6/9/05	\$532,000	1350	450	8	1928	5	4000	N	N	8349 JONES AVE NW
10	330070	1485	7/10/06	\$667,450	1350	1250	8	1954	3	6500	Y	N	8552 20TH AVE NW
10	867540	0160	5/23/06	\$525,000	1350	400	8	1955	3	8040	N	N	8052 32ND AVE NW
10	813270	0270	11/18/04	\$435,000	1350	1350	8	1964	3	4557	N	N	8038 30TH AVE NW
10	602150	0180	4/28/04	\$452,500	1370	200	8	1927	4	4000	N	N	8346 21ST AVE NW
10	758870	0280	6/29/05	\$420,000	1400	0	8	1929	3	4400	N	N	8340 16TH AVE NW
10	285610	0230	7/27/05	\$415,990	1410	0	8	2002	3	2448	N	N	6502 25TH AVE NW
10	602150	2430	1/10/05	\$427,100	1420	540	8	1950	4	5700	N	N	7757 21ST AVE NW
10	054600	0910	6/2/04	\$382,950	1430	0	8	1930	3	4005	N	N	1803 NW 83RD ST
10	602150	1607	2/2/05	\$446,600	1430	0	8	1930	3	4900	N	N	8040 JONES AVE NW
10	751850	2660	4/18/05	\$527,500	1450	250	8	1929	4	3825	N	N	7313 17TH AVE NW
10	751850	0810	6/9/06	\$442,500	1460	0	8	1996	3	2550	N	N	7316 16TH AVE NW
10	369390	1570	3/3/05	\$443,000	1510	1030	8	1965	3	5000	N	N	2851 NW 67TH ST
10	120500	0200	5/4/04	\$580,000	1520	1050	8	1931	5	6750	N	N	7533 31ST AVE NW
10	330070	1480	4/11/06	\$670,000	1520	860	8	1954	3	7994	Y	N	8560 20TH AVE NW
10	054600	0375	2/9/04	\$424,950	1550	300	8	1931	3	4005	N	N	8349 18TH AVE NW
10	123200	1919	3/14/05	\$575,000	1550	220	8	2002	3	6720	N	N	7508 20TH AVE NW
10	751850	5377	7/11/05	\$500,000	1560	0	8	1930	4	3544	N	N	6502 22ND AVE NW
10	369390	1750	9/2/04	\$498,000	1570	0	8	1911	5	5000	N	N	3036 NW 66TH ST
10	751850	6425	7/1/04	\$449,950	1570	610	8	2004	3	2550	N	N	7307 22ND AVE NW
10	751850	8375	10/13/04	\$452,000	1580	400	8	1914	4	3825	N	N	7319 JONES AVE NW
10	602150	1850	12/29/05	\$539,950	1580	430	8	1930	4	4000	N	N	8048 23RD AVE NW
10	602150	2695	7/8/05	\$524,999	1600	360	8	1941	3	4700	N	N	7749 22ND AVE NW
10	054600	0220	10/25/05	\$450,000	1610	400	8	1928	3	4005	N	N	8314 19TH AVE NW
10	751850	7025	7/28/05	\$492,000	1630	0	8	1909	3	5100	N	N	6536 23RD AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	602150	0130	2/5/04	\$482,000	1630	0	8	1927	5	4000	N	N	8312 21ST AVE NW
10	602150	1845	10/7/04	\$493,500	1630	190	8	1930	4	4000	N	N	8044 23RD AVE NW
10	444380	1725	12/20/04	\$370,000	1660	0	8	1952	3	3880	N	N	2414 NW 80TH ST
10	369390	2060	6/4/06	\$680,000	1690	940	8	1920	5	5000	N	N	3002 NW 65TH ST
10	285610	0315	1/15/04	\$375,000	1700	0	8	2003	3	2550	N	N	6557 25TH AVE NW
10	602150	2845	4/4/05	\$515,000	1710	400	8	1931	5	4100	N	N	7730 23RD AVE NW
10	369390	1740	1/12/06	\$730,000	1720	820	8	2005	3	5000	N	N	3030 NW 66TH ST
10	120500	0155	3/14/06	\$570,000	1730	360	8	1948	3	5040	N	N	7551 31ST AVE NW
10	369390	0875	10/21/05	\$570,000	1780	0	8	1905	5	5000	N	N	3017 NW 69TH ST
10	751850	8615	10/24/05	\$484,000	1830	0	8	1990	3	5100	N	N	7019 JONES AVE NW
10	751850	6016	3/8/05	\$570,000	1850	120	8	1930	4	3480	N	N	7055 21ST AVE NW
10	444380	0760	12/14/05	\$580,000	1860	580	8	2005	3	3880	N	N	7737 27TH AVE NW
10	792760	0125	11/3/04	\$540,000	1890	0	8	1991	3	5875	N	N	7724 32ND AVE NW
10	287210	1931	4/1/04	\$475,000	1900	880	8	1929	4	3400	N	N	7018 32ND AVE NW
10	602150	1210	11/30/05	\$508,000	1920	0	8	1931	4	4000	N	N	8049 JONES AVE NW
10	751850	6840	5/24/04	\$475,500	2000	0	8	1907	5	5100	N	N	6735 22ND AVE NW
10	330070	1080	10/14/05	\$500,000	2070	1100	8	1956	4	4430	N	N	1614 NW 85TH ST
10	751850	2020	2/20/06	\$550,000	2150	0	8	1999	3	5100	N	N	6522 18TH AVE NW
10	123200	0085	6/3/04	\$455,000	2160	0	8	2004	3	2400	N	N	7718 20TH AVE NW
10	751850	6910	9/20/04	\$579,950	2160	700	8	2004	3	2550	N	N	6711 22ND AVE NW
10	444380	0380	7/7/05	\$486,500	2190	0	8	1995	3	4084	N	N	7534 28TH AVE NW
10	369390	0745	4/24/06	\$607,500	2270	0	8	2005	3	2500	N	N	2836 NW 68TH ST
10	369390	0747	4/24/06	\$619,950	2270	0	8	2005	3	2500	N	N	2834 NW 68TH ST
10	444380	1465	12/1/04	\$516,000	2340	0	8	2001	3	3880	N	N	7536 26TH AVE NW
10	285610	0250	12/6/04	\$475,000	2470	0	8	2004	3	2550	N	N	6519 25TH AVE NW
10	745700	0005	7/27/05	\$730,000	2680	0	8	1918	4	8125	N	N	7702 30TH AVE NW
10	287210	0065	5/5/05	\$650,000	1500	740	9	1929	5	5000	N	N	3042 NW 74TH ST
10	022503	9082	12/15/04	\$559,000	1760	780	9	1929	5	3832	N	N	7558 32ND AVE NW
10	125420	1215	7/18/05	\$720,000	1900	400	9	1912	5	5250	N	N	7202 28TH AVE NW
10	285610	1065	7/21/05	\$640,000	2060	0	9	1900	5	5100	N	N	6539 EARL AVE NW
10	602150	0255	2/18/05	\$600,000	2070	660	9	2001	3	3264	N	N	8329 21ST AVE NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	125420	0295	3/1/05	\$680,000	2210	1090	9	2004	3	5100	N	N	7033 25TH AVE NW
10	444730	0135	1/13/04	\$625,000	2440	840	9	2003	3	4000	N	N	8305 30TH AVE NW
10	444730	0137	6/6/06	\$785,000	2440	840	9	2003	3	4000	N	N	8309 30TH AVE NW
10	285610	2370	3/21/06	\$825,000	2550	790	9	2006	3	3825	N	N	6710 28TH AVE NW
10	285610	2375	3/6/06	\$825,000	2550	790	9	2006	3	3825	N	N	6706 28TH AVE NW
10	444380	1018	10/17/05	\$592,000	2660	0	9	2005	3	3111	N	N	8053 26TH AVE NW
10	444980	0440	4/19/04	\$553,000	2700	0	9	2003	3	3960	N	N	8342 26TH AVE NW
10	444980	0445	5/13/04	\$560,000	2700	0	9	2003	3	3960	N	N	8338 26TH AVE NW
10	369390	0505	5/24/06	\$785,000	2760	0	9	2006	3	5000	N	N	2817 NW 70TH ST
10	287210	0540	6/20/06	\$803,000	2890	0	9	2002	3	5500	N	N	2810 NW 73RD ST
10	022503	9176	7/11/06	\$830,000	2900	0	9	2003	3	6840	N	N	7739 28TH AVE NW
10	444730	0045	5/20/04	\$699,950	2900	970	9	2004	3	3960	N	N	8360 LOYAL WAY NW
10	444980	0110	12/2/04	\$625,000	3410	0	9	2004	3	3960	N	N	8325 EARL AVE NW
10	022503	9057	7/18/05	\$709,950	3440	0	9	2005	3	4169	N	N	8071 EARL AVE NW
10	022503	9178	8/1/05	\$720,000	3440	0	9	2005	3	4169	N	N	8073 EARL AVE NW
10	751850	7030	11/15/06	\$759,000	2030	600	10	2006	3	2550	N	N	6540 23RD AVE NW
10	444280	0065	8/21/06	\$852,000	2270	810	10	2002	3	5000	N	N	8315 28TH AVE NW
10	120500	0230	4/4/06	\$949,000	3420	380	10	2006	3	4000	N	N	3110 NW 75TH ST

Improved Sales Removed from this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	047600	0005	8/7/06	\$405,000	OBSOLESCENCE>0
1	047600	0010	7/21/04	\$307,750	OBSOLESCENCE>0
1	117500	0061	10/25/06	\$505,500	RELOCATION SALE - SALE TO SERVICE
1	117500	0240	5/26/04	\$175,918	QUIT CLAIM DEED
1	117500	0465	7/14/06	\$170,725	QUIT CLAIM DEED
1	117500	0500	1/20/04	\$310,000	RELATED PARTY, FRIEND, or NEIGHBOR
1	117500	0525	4/4/05	\$187,494	RELATED PARTY, FRIEND, or NEIGHBOR
1	117500	0725	12/20/04	\$520,000	TEARDOWN SALE
1	117500	0740	7/26/05	\$486,000	OBSOLESCENCE>0
1	117500	0750	6/14/05	\$300,000	OBSOLESCENCE>0
1	117500	0765	2/14/06	\$425,000	OBSOLESCENCE>0
1	117500	0780	9/22/04	\$353,950	IMP CHARACTERISTICS CHANGED SINCE SALE
1	117500	1075	12/21/04	\$360,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	117500	1078	6/27/05	\$340,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	276760	0105	6/3/04	\$455,000	OBSOLESCENCE>0
1	276760	0315	4/7/06	\$400,000	DIAGNOSTIC OUTLIER
1	276760	0320	6/20/05	\$400,500	SEGREGATION AND/OR MERGER
1	276760	0370	4/14/04	\$144,744	PARTIAL INTEREST
1	276760	0400	6/27/05	\$30,000	DOR RATIO
1	276760	0405	12/17/04	\$340,000	SEGREGATION AND/OR MERGER
1	276760	0515	3/8/05	\$250,000	MORE THAN 1 IMP
1	276760	0580	7/3/06	\$202,500	DOR RATIO
1	276760	1005	4/29/04	\$290,000	TEARDOWN SALE
1	276760	1010	7/26/06	\$418,000	OBSOLESCENCE>0
1	276760	1010	2/25/06	\$350,000	OBSOLESCENCE>0
1	276760	1010	7/29/04	\$282,500	OBSOLESCENCE>0
1	276760	1285	5/18/06	\$482,000	1031 TRADE
1	276760	1320	11/9/06	\$523,000	MORE THAN 1 IMP
1	276760	1440	8/18/06	\$863,000	OBSOLESCENCE>0
1	276760	1525	8/17/06	\$630,000	OBSOLESCENCE>0
1	276760	1545	12/21/04	\$291,674	RELATED PARTY, FRIEND, or NEIGHBOR
1	276760	1635	1/5/06	\$450,000	OBSOLESCENCE>0
1	276760	1665	8/25/05	\$126,667	RELATED PARTY, FRIEND, or NEIGHBOR
1	276760	2170	4/22/04	\$230,000	TEARDOWN SALE
1	276760	2355	11/9/04	\$301,000	OBSOLESCENCE>0
1	276760	2685	11/27/06	\$642,500	OBSOLESCENCE>0
1	276760	2745	4/13/05	\$400,000	OBSOLESCENCE>0
1	276760	2855	7/10/06	\$386,000	OBSOLESCENCE>0
1	276760	2880	8/27/04	\$275,000	MORE THAN 1 IMP
1	276760	2895	9/9/05	\$342,000	ESTATE ADMINISTRATOR, GUARDIAN, or EXECUTOR
1	276760	3360	5/22/06	\$446,000	ESTATE ADMINISTRATOR, GUARDIAN, or EXECUTOR
1	276760	3361	6/25/04	\$369,000	ESTATE ADMINISTRATOR, GUARDIAN, or EXECUTOR
1	276760	3450	7/21/05	\$326,000	MORE THAN 1 IMP
1	276760	3455	7/1/04	\$285,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	276760	3475	2/7/05	\$300,000	MORE THAN 1 IMP
1	276760	3540	11/21/05	\$140,000	RELATED PARTY, FRIEND, or NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	276760	3905	9/29/06	\$545,000	OBSOLESCENCE>0
1	276760	4476	8/2/06	\$80,995	QUIT CLAIM DEED
1	276760	4480	7/12/06	\$41,000	NON REPRESENTATIVE SALE
1	276760	4505	2/3/04	\$245,000	TEARDOWN SALE
1	424290	0025	3/23/05	\$352,500	OBSOLESCENCE>0
1	424290	0045	4/27/05	\$430,000	OBSOLESCENCE>0
1	424290	0045	4/13/06	\$475,000	OBSOLESCENCE>0
1	424290	0045	4/11/06	\$475,000	RELOCATION SALE - SALE TO SERVICE
1	424290	0130	7/17/06	\$445,000	OBSOLESCENCE>0
1	424290	0205	6/7/06	\$386,500	OBSOLESCENCE>0
1	424290	0245	6/20/05	\$445,000	OBSOLESCENCE>0
1	424290	0255	6/29/06	\$529,950	OBSOLESCENCE>0
1	424290	0255	11/9/05	\$445,000	OBSOLESCENCE>0
1	424290	0270	5/3/06	\$415,000	OBSOLESCENCE>0
1	424290	0311	12/30/05	\$40,000	RELATED PARTY, FRIEND, or NEIGHBOR
1	424290	0335	8/25/06	\$795,000	OBSOLESCENCE>0
1	424290	0365	6/30/06	\$508,000	OBSOLESCENCE>0
1	424290	0366	3/1/04	\$420,000	OBSOLESCENCE>0
1	424290	0380	11/21/06	\$599,999	OBSOLESCENCE>0
1	755080	0055	1/7/05	\$255,000	PARTIAL INTEREST
1	755080	0085	10/26/05	\$405,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	755080	0140	11/18/06	\$562,000	OBSOLESCENCE>0
1	755080	0310	4/9/04	\$164,280	NON REPRESENTATIVE SALE
1	755080	0425	10/11/05	\$393,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	755080	0710	10/4/04	\$335,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	755080	1185	8/19/04	\$291,970	IMP CHARACTERISTICS CHANGED SINCE SALE
1	867340	0060	6/22/04	\$450,000	SEGREGATION AND/OR MERGER
10	022503	9033	8/16/04	\$389,000	RELOCATION SALE - SALE TO SERVICE
10	022503	9057	5/25/04	\$480,000	TEARDOWN SALE
10	022503	9066	4/30/04	\$339,500	IMP CHARACTERISTICS CHANGED SINCE SALE
10	022503	9087	6/7/04	\$350,000	OBSOLESCENCE>0
10	022503	9099	1/8/04	\$374,000	RELOCATION SALE - SALE TO SERVICE
10	022503	9108	6/29/05	\$680,000	NON REPRESENTATIVE SALE
10	022503	9116	2/20/04	\$375,000	RELATED PARTY, FRIEND, or NEIGHBOR
10	022503	9118	10/3/06	\$46,335	RELATED PARTY, FRIEND, or NEIGHBOR
10	022503	9118	9/7/05	\$14,941	RELATED PARTY, FRIEND, or NEIGHBOR
10	022503	9139	1/28/05	\$100,000	PARTIAL INTEREST
10	022503	9161	2/1/05	\$88,866	RELATED PARTY, FRIEND, or NEIGHBOR
10	054600	0035	7/7/06	\$550,000	OBSOLESCENCE>0
10	054600	0155	12/9/05	\$510,000	OBSOLESCENCE>0
10	054600	0155	9/3/04	\$505,000	OBSOLESCENCE>0
10	054600	0390	8/29/05	\$390,000	OBSOLESCENCE>0
10	054600	0960	8/24/05	\$349,950	IMP CHARACTERISTICS CHANGED SINCE SALE
10	120500	0225	4/11/05	\$390,500	IMP CHARACTERISTICS CHANGED SINCE SALE
10	120500	0230	1/11/05	\$315,000	DOR RATIO
10	123200	0039	9/19/06	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, or EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	123200	0080	2/23/06	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, or EXECUTOR
10	123200	0095	8/3/06	\$370,000	ESTATE ADMINISTRATOR, GUARDIAN, or EXECUTOR
10	123200	0130	1/14/05	\$73,750	PARTIAL INTEREST
10	123200	0360	11/17/04	\$305,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	123200	0925	7/26/05	\$371,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	123200	1425	6/25/04	\$325,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	123200	1530	5/18/04	\$126,763	RELATED PARTY, FRIEND, or NEIGHBOR
10	123200	1680	8/23/05	\$106,693	RELATED PARTY, FRIEND, or NEIGHBOR
10	123200	1705	8/13/04	\$340,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	123200	1845	3/17/05	\$194,000	RELATED PARTY, FRIEND, or NEIGHBOR
10	123200	1910	10/14/05	\$395,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	123200	1925	9/14/05	\$185,790	MORE THAN 1 IMP
10	123200	1990	3/12/04	\$360,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	123200	2010	6/25/04	\$339,500	DIAGNOSTIC OUTLIER
10	125420	0125	12/13/04	\$476,000	CORPORATE AFFILIATES
10	125420	0245	5/24/05	\$420,125	IMP CHARACTERISTICS CHANGED SINCE SALE
10	125420	0245	5/4/05	\$420,125	RELOCATION SALE - SALE TO SERVICE
10	125420	0290	6/4/04	\$303,000	RELATED PARTY, FRIEND, or NEIGHBOR
10	125420	0490	11/28/05	\$448,950	RELATED PARTY, FRIEND, or NEIGHBOR
10	125420	0605	8/10/06	\$738,300	IMP CHARACTERISTICS DO NOT MATCH SALE
10	125420	1190	5/24/05	\$135,798	RELATED PARTY, FRIEND, or NEIGHBOR
10	285610	0150	11/8/04	\$291,400	MORE THAN 1 IMP
10	285610	0230	6/9/04	\$232,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	285610	0360	6/25/04	\$251,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	285610	0515	2/10/04	\$335,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	285610	0585	1/22/04	\$325,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	285610	0735	5/10/04	\$218,000	BANKRUPTCY - RECEIVER OR TRUSTEE
10	285610	1005	7/6/05	\$365,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	285610	1025	7/15/05	\$229,950	OBSOLESCENCE>0
10	285610	1130	7/18/06	\$500,000	OBSOLESCENCE>0
10	285610	1590	9/2/06	\$580,000	IMP CHARACTERISTICS DO NOT MATCH SALE
10	285610	1640	2/21/05	\$97,000	RELATED PARTY, FRIEND, or NEIGHBOR
10	285610	1680	8/19/04	\$245,000	NON REPRESENTATIVE SALE
10	285610	2231	1/23/06	\$439,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	285610	2250	3/21/04	\$90,280	QUIT CLAIM DEED
10	285610	2375	11/12/04	\$492,000	TEARDOWN SALE
10	287210	0065	12/2/04	\$320,000	DOR RATIO
10	287210	0575	10/1/04	\$278,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	287210	0705	5/11/05	\$375,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	287210	0955	2/9/04	\$393,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	287210	0976	6/16/04	\$300,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	287210	1350	12/29/04	\$395,000	UNFINISHED AREA>0
10	287210	1375	3/9/04	\$260,000	RELATED PARTY, FRIEND, or NEIGHBOR
10	287210	1416	5/27/05	\$415,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	287210	1570	8/16/04	\$22,475	DOR RATIO
10	287210	2065	1/19/04	\$160,000	PARTIAL INTEREST

Improved Sales Removed from this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	287210	2391	10/3/05	\$170,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	330070	0165	5/25/04	\$115,029	RELATED PARTY, FRIEND, or NEIGHBOR
10	330070	0310	1/21/05	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, or EXECUTOR
10	330070	0570	10/14/05	\$355,000	IMP CHARACTERISTICS DO NOT MATCH SALE
10	330070	0575	9/24/04	\$266,500	IMP CHARACTERISTICS CHANGED SINCE SALE
10	330070	0680	6/28/04	\$165,000	NON REPRESENTATIVE SALE
10	330070	1040	4/25/05	\$282,000	ESTATE ADMINISTRATOR, GUARDIAN, or EXECUTOR
10	330070	1250	6/15/06	\$600,000	DIAGNOSTIC OUTLIER
10	330070	1470	10/19/04	\$80,001	QUIT CLAIM DEED
10	330070	1505	1/24/05	\$510,000	MORE THAN 1 IMP
10	369390	0125	8/29/05	\$425,000	OBSOLESCENCE>0
10	369390	0240	3/15/04	\$338,000	RELOCATION SALE - SALE TO SERVICE
10	369390	0505	3/7/05	\$203,000	DOR RATIO
10	369390	0645	2/2/04	\$619,000	UNFINISHED AREA>0
10	369390	0755	4/1/05	\$359,950	IMP CHARACTERISTICS CHANGED SINCE SALE
10	369390	1670	4/27/05	\$379,922	IMP CHARACTERISTICS CHANGED SINCE SALE
10	369390	1740	1/10/05	\$395,500	IMP CHARACTERISTICS CHANGED SINCE SALE
10	369390	2060	4/5/05	\$485,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	369390	2140	6/29/05	\$347,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	372780	0005	10/4/04	\$425,000	RELOCATION SALE - SALE TO SERVICE
10	372780	0030	6/22/04	\$327,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	372780	0050	10/15/04	\$275,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	372780	0080	10/24/05	\$355,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	372780	0175	3/30/06	\$420,000	ESTATE ADMINISTRATOR, GUARDIAN, or EXECUTOR
10	444280	0125	9/22/05	\$300,000	RELATED PARTY, FRIEND, or NEIGHBOR
10	444280	0140	8/29/06	\$440,000	IMP CHARACTERISTICS DO NOT MATCH SALE
10	444330	0003	11/8/06	\$624,000	IMP CHARACTERISTICS DO NOT MATCH SALE
10	444330	0095	7/25/06	\$825,000	IMP CHARACTERISTICS DO NOT MATCH SALE
10	444380	0110	2/7/06	\$270,000	DIAGNOSTIC OUTLIER
10	444380	0265	10/8/04	\$315,000	MORE THAN 1 IMP
10	444380	0425	7/23/05	\$289,000	PERCENT COMPLETE<100%
10	444380	0545	3/10/05	\$400,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	444380	0575	5/5/04	\$230,000	NON REPRESENTATIVE SALE
10	444380	0625	4/22/04	\$390,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	444380	0640	9/24/04	\$320,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	444380	0760	3/28/05	\$370,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	444380	0810	5/28/04	\$310,000	NO MARKET EXPOSURE
10	444380	0860	4/28/04	\$262,500	NON REPRESENTATIVE SALE
10	444380	0860	3/5/04	\$256,000	NON REPRESENTATIVE SALE
10	444380	0960	4/27/05	\$319,550	IMP CHARACTERISTICS CHANGED SINCE SALE
10	444380	1018	9/24/04	\$175,000	DOR RATIO
10	444380	1080	1/25/06	\$237,000	RELATED PARTY, FRIEND, or NEIGHBOR
10	444380	1345	11/29/06	\$590,000	OBSOLESCENCE>0
10	444380	1345	3/9/05	\$300,000	OBSOLESCENCE>0
10	444380	1630	6/5/06	\$460,500	ESTATE ADMINISTRATOR, GUARDIAN, or EXECUTOR
10	444380	1645	4/8/04	\$330,000	IMP CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	444730	0075	10/14/05	\$440,950	IMP CHARACTERISTICS CHANGED SINCE SALE
10	444980	0045	8/2/05	\$349,900	IMP CHARACTERISTICS CHANGED SINCE SALE
10	444980	0045	4/28/04	\$275,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	602150	0025	4/17/05	\$376,000	RELATED PARTY, FRIEND, or NEIGHBOR
10	602150	0255	2/12/05	\$600,000	RELOCATION SALE - SALE TO SERVICE
10	602150	0300	1/27/04	\$310,000	RELATED PARTY, FRIEND, or NEIGHBOR
10	602150	0485	6/27/06	\$459,950	IMP CHARACTERISTICS DO NOT MATCH SALE
10	602150	0780	12/29/05	\$442,500	RELOCATION SALE - SALE TO SERVICE
10	602150	0985	9/24/04	\$438,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	602150	1360	8/24/05	\$263,642	RELATED PARTY, FRIEND, or NEIGHBOR
10	602150	1590	8/3/06	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, or EXECUTOR
10	602150	2105	4/27/05	\$417,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	602150	2150	5/27/04	\$385,000	NO MARKET EXPOSURE
10	602150	2230	11/1/05	\$375,000	RELATED PARTY, FRIEND, or NEIGHBOR
10	602150	2395	5/11/05	\$420,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	602150	2955	10/26/05	\$113,263	RELATED PARTY, FRIEND, or NEIGHBOR
10	602150	3525	2/13/04	\$310,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	630940	0020	8/13/05	\$375,000	DIAGNOSTIC OUTLIER
10	630940	0043	11/9/06	\$182,222	DOR RATIO
10	638250	0015	9/10/04	\$455,000	OBSOLESCENCE>0
10	638250	0020	3/4/04	\$465,100	OBSOLESCENCE>0
10	638250	0065	10/16/05	\$700,000	OBSOLESCENCE>0
10	638250	0065	10/16/05	\$700,000	QUIT CLAIM DEED
10	638410	0010	10/29/04	\$445,230	RELATED PARTY, FRIEND, or NEIGHBOR
10	751850	0170	11/29/05	\$110,000	QUIT CLAIM DEED
10	751850	0780	5/18/05	\$419,950	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	0975	2/20/04	\$150,527	DOR RATIO
10	751850	1160	4/20/05	\$580,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	1470	7/25/05	\$410,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	1760	5/27/04	\$250,000	NO MARKET EXPOSURE
10	751850	1900	4/6/05	\$418,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	2270	5/12/06	\$576,100	RELOCATION SALE - SALE TO SERVICE
10	751850	2310	7/26/06	\$210,500	DOR RATIO
10	751850	2490	8/2/05	\$330,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	2615	4/21/06	\$51,876	QUIT CLAIM DEED
10	751850	2780	2/17/05	\$280,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	3170	12/5/05	\$400,000	MORE THAN 1 IMP
10	751850	3260	7/13/05	\$2,640	RELATED PARTY, FRIEND, or NEIGHBOR
10	751850	3440	1/18/06	\$421,000	OBSOLESCENCE>0
10	751850	3480	8/15/05	\$117,314	RELATED PARTY, FRIEND, or NEIGHBOR
10	751850	3480	9/13/05	\$163,729	RELATED PARTY, FRIEND, or NEIGHBOR
10	751850	4630	10/1/04	\$355,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	4850	11/22/06	\$569,950	IMP CHARACTERISTICS DO NOT MATCH SALE
10	751850	5075	11/15/06	\$450,000	AV REPRESENTS 50% INTEREST
10	751850	5075	11/15/04	\$225,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	5130	5/1/06	\$330,000	TEARDOWN SALE

Improved Sales Removed from this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	751850	5130	6/2/05	\$300,000	TEARDOWN SALE
10	751850	5510	7/10/06	\$395,000	DIAGNOSTIC OUTLIER
10	751850	5710	10/18/05	\$540,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	5910	8/10/04	\$102,500	RELATED PARTY, FRIEND, or NEIGHBOR
10	751850	5990	1/23/04	\$147,502	PARTIAL INTEREST
10	751850	6100	10/25/04	\$317,500	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	6250	2/1/06	\$107,529	RELATED PARTY, FRIEND, or NEIGHBOR
10	751850	6285	2/13/06	\$595,950	IMP CHARACTERISTICS DO NOT MATCH SALE
10	751850	6955	3/3/05	\$345,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	7035	7/27/05	\$360,000	DOR RATIO
10	751850	7050	7/27/05	\$360,000	DOR RATIO
10	751850	7265	10/20/05	\$700,000	QUIT CLAIM DEED
10	751850	7445	6/2/05	\$461,500	RELOCATION SALE - SALE TO SERVICE
10	751850	7900	5/27/04	\$470,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	8680	9/19/05	\$330,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	751850	8760	10/9/06	\$420,000	ESTATE ADMINISTRATOR, GUARDIAN, or EXECUTOR
10	751850	8919	9/20/05	\$107,725	RELATED PARTY, FRIEND, or NEIGHBOR
10	752250	0105	9/11/06	\$550,000	OBSOLESCENCE>0
10	758870	0136	7/18/06	\$324,000	ESTATE ADMINISTRATOR, GUARDIAN, or EXECUTOR
10	813270	0065	10/25/06	\$390,000	IMP CHARACTERISTICS DO NOT MATCH SALE
10	813270	0180	5/10/04	\$315,000	SALE TO TENANT
10	867540	0075	8/25/06	\$251,256	QUIT CLAIM DEED
10	916410	0105	3/23/05	\$235,000	RELATED PARTY, FRIEND, or NEIGHBOR
10	916410	0130	5/2/05	\$201,000	RELATED PARTY, FRIEND, or NEIGHBOR
10	916410	0260	9/15/04	\$341,500	IMP CHARACTERISTICS CHANGED SINCE SALE
10	916510	0025	6/1/04	\$345,800	IMP CHARACTERISTICS CHANGED SINCE SALE
10	916510	0030	3/18/04	\$275,000	IMP CHARACTERISTICS CHANGED SINCE SALE
10	916510	0185	3/23/06	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, or EXECUTOR
10	916510	0275	8/16/06	\$513,150	ESTATE ADMINISTRATOR, GUARDIAN, or EXECUTOR
10	916510	0325	3/25/04	\$420,000	UNFINISHED AREA>0
10	916510	0390	6/29/04	\$255,000	TEARDOWN SALE



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature of "Scott Noble" in black ink.

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr